



1/6 Cedar Ridge, Banora Point

## LIGHT, BRIGHT AND ELEVATED!



Free standing, elevated, light bright and breezy, this delightful duplex will absolutely make your heart sing! Perfectly positioned close to schools, buses, shops and club, this has more than you imagine — with a man cave/ massive storage/ workshop underneath to keep the man in your life happy! Upstairs are three bedrooms, all with built-ins, generous bathroom with bath, open living and separate dining and a kitchen with stone benchtops, dishwasher, electric hot plate and oven and lovely views.

Extras include 12 panels solar (5kW), fans in all bedrooms, security screens on all doors and windows and double lock-up garage with internal access.

Year Built: 2002  
Rates: \$2,616 pa  
Water rates: \$400 pa  
Insurance: \$1200pa  
Solar: 5kW - 12 panels

### Disclaimer:

All information (including but not limited to the property area, floor

3 1 4

### FOR SALE

\$879,000 - \$929,000

### AGENCY

LJ Hooker Southern Gold Coast  
(07) 5534 4033

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## MORE DETAILS

Property ID	1VS8F47
Property Type	Unit
Including	Toilets (1)

**LJ Hooker Southern Gold Coast (07) 5534 4033**  
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221  
[southerngoldcoast.ljhooker.com.au](http://southerngoldcoast.ljhooker.com.au) | [enquiries@ljhookersgc.com.au](mailto:enquiries@ljhookersgc.com.au)



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

Jane Doogan  
0413 872 292

1/6 Cedar Ridge  
BANORA POINT

3 Bed

1 Bath

2 Car

Internal: 149 m<sup>2</sup>

External: 36 m<sup>2</sup>

**Total: 185 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer.

**imagescollab.**  
LJ Hooker

