



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 Coolangatta | Tweed  
(07) 5536 5577

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.

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### MORE DETAILS

Property ID	M06HEZ
Property Type	Unit
Including	Toilets (1)

**LJ Hooker Coolangatta | Tweed (07) 5536 5577**  
5/100 Griffith Street, COOLANGATTA QLD 4225  
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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.

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