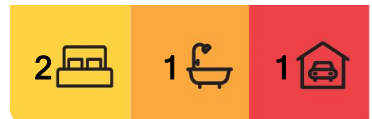


Banora Point, 10/52 Darlington Drive

SOLD BY PAUL SHEEHAN



For Sale
\$695,000 - \$750,000

View
ljhooker.com.au/K21HEZ

Contact
Paul Sheehan
0438 196 966
paul@ljhookerct.com.au

Be rest assured that this unit is larger than expected and must be seen to be appreciated.

Attention first home buyers you will save \$26,000 (approx) with the 1st home buyer stamp duty redemption. This immaculately presented and modern two-bedroom apartment with large private yard and high ceilings, offers comfortable and convenient living in Banora Point. The vendor have committed elsewhere and this property must be sold NOW. it is vacant and ready for immediate possession.

Perfect for downsizers, 1st home buyers and investors alike. Well situated with all amenities at your doorstep; close to Banora Village Shopping Centre, Club Banora, lake Kimberley, public transport and the shopping hub of Tweed Heads South. Here are just some of the many benefits that await the astute purchaser:

- Large air-conditioned open plan living with high ceilings throughout lead out to a covered



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entertainment area with a large private backyard and mountain views

- Glass sliding doors lead out to a covered patio and backyard
- Modern and bright kitchen with tiled splash back, stone bench-tops, including dishwasher, gas cook-top, microwave nook and kitchen island bench
- Spacious master bedroom with private balcony, mirrored built-ins and ceiling fan for added comfort
- Another generous light filled bedroom with carpet, built-in robes and ceiling fan
- Ample storage cupboards throughout and study nook
- Spacious main bathroom with glass paneling toilet single vanity and heated towel rack
- Internal laundry situated in the front entrance where the linen press and storage is
- Front lockable courtyard
- Secure undercover basement parking for 1 car
- Large storage cage included
- Plenty of visitor parking
- Low body Corp fees approx \$80.74 per week inc Lift, BBQ area, building insurance, water, gardening of the common grounds, hallways and carpark cleaned
- The well-maintained complex has a lift to all levels, communal BBQ entertaining area and lovely garden surrounds
- Apartment is located at the end of the complex adding great privacy - Estimated rent - \$660.00 to \$700.00 per week

I look forward to meeting you at the scheduled open homes or CALL for a private inspection (qualified buyers only).

- Owner occupiers, downsizers, first home buyers, or investors
- Pet friendly
- Rates \$2707.63 PA (approx) or \$2166.13 with pensioner discount
- 3 minutes walk to Club Banora and shopping centre
- 4 minutes to Bunnings, Harvey Norman and other specialty shops
- 5 minutes to Tweed City Shopping Centre
- 7 minutes to the boat ramp on Dry Dock Road
- 7 minutes to Gold Coast International Airport, beaches, cafe's restaurants, movies, shopping
- 9 minutes to Kingscliff and Fingal Head
- 45 minutes to Surfers Paradise and Byron Bay
- 90 minutes to Brisbane City

Don't let this opportunity slip away, see for yourself why this home is the perfect choice for you! Properties like this do not last long.

Please leave your best contact number when making an email enquiry.

There is a virtual tour available upon request

Disclaimer:

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



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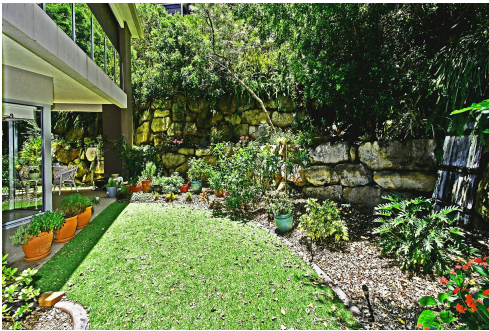
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More About this Property

Property ID	K21HEZ
Property Type	Unit
Including	Study Air Conditioning Toilets (1) Intercom Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Grey Water System Liveability

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

INTERNAL : 102 m²
BALCONY : 36.82 m²
COURTYARD : 6.73 m²
TOTAL : 145.5 m²

10/52 Darlington Drive, Banora Point



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