



Sold



7/52 Darlington Drive, Banora Point

SOLD BY PAUL SHEEHAN

PLEASE NOTE ALL INSPECTIONS ARE IN NSW EDST

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

Attention first home buyers you will save \$28,000 (approx) with the 1st home buyer stamp duty redemption.

This immaculately presented and modern one-bedroom apartment with high ceilings, offers comfortable and convenient living in Banora Point. The vendor has committed elsewhere and this property must be sold NOW. 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. Ideally suited to first home buyers, Investors or downsizers alike wanting to enjoy the ease of a low-maintenance and relaxed lifestyle.

Here are just some of the many benefits that await the astute purchaser:

- Large air-conditioned open plan living with high ceilings throughout

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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FOR SALE
\$685,000 - \$750,000

AGENTS

Paul Sheehan
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AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033



lead out to a covered
entertainment area with district and mountain views

- Glass sliding doors lead out to a covered patio area with pull down blinds for privacy
- Modern and bright kitchen with splash back, stone bench tops, including dishwasher, gas cook-top, microwave nook
- Spacious master bedroom with mirrored built-ins and ceiling fan for added comfort
- Ample storage cupboards throughout and study nook
- Spacious main bathroom with glass paneling toilet single vanity
- Internal laundry situated in the front entrance where the linen press and storage is
- Front lockable courtyard where you can set up outdoor furniture? Or use it for extra storage
- Dedicated undercover parking for 1 car
- Plenty of visitor parking
- 72m² internal
- 38m² external
- Low body Corp fees approx \$73.32 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
- Estimated rent - \$680.00 to \$710.00 per week

I look forward to meeting you at the scheduled open homes or CALL for a private inspection.

- Great for investors, owner occupiers, downsizers or first home buyers
- Pet friendly
- Rates \$2810PA (approx)
- 3 minutes walk to Club Banora and shopping centre
- 4 minutes to Bunnings, Harvey Norman and other specialty shops
- 7 minutes to the boat ramp on Dry Dock Road
- 5 minutes to Tweed City Shopping Centre
- 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, come to the scheduled open home or CALL for a private inspection and see for yourself why this home is the perfect choice for you!

Properties like this do not last long.

" PLEASE LEAVE YOU NAME AND BEST PHONE NUMBER WHEN MAKING ANY ENQUIRY * THERE IS A VIRTUAL TOUR AVAILABLE ON REQUEST —

- successful buyers will be responsible for their own building/pest inspection reports

AI/virtual furniture has been used for marketing purposes

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 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	1W11F47
Property Type	Unit
Including	Air Conditioning Toilets (1) Intercom Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Liveability

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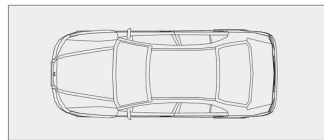
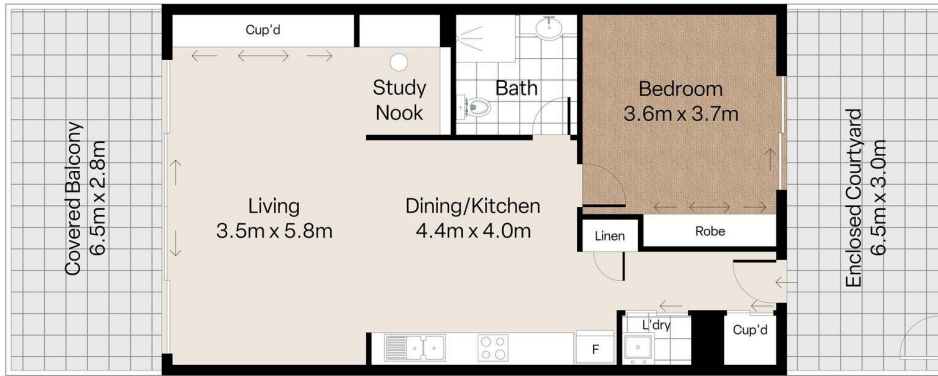
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**7/52
DARLINGTON DRIVE**
Banora Point

Internal Area	72m ²
External Area	38m ²
Total Area	110m ²



Covered Car Space
6.0m x 2.5m

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- 1
- 1



Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. All images/finishes are for illustrative purposes only and are not intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations.