



Banora Point, 12/73-101 Darlington Drive

SOLD BY PAUL SHEEHAN

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For Sale
\$625,000 - \$685,000

View
ljhooker.com.au/K8KHEZ

Contact
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Attention 1st home buyers you will save \$23,000 with the 1st home buyer stamp duty redemption - Renovate and reap the rewards- its vacant and ready for the new owner(s) Ideally positioned in the sought-after Fairway Gardens complex, this solid entry-level villa is perfect for those seeking an easy, low-maintenance lifestyle close to all amenities and not afraid of a bit of work? . Located just moments from Banora Point Shopping Village and featuring complex facilities including a pool and covered entertaining area, Welcome to 12/73-101 Darlington Drive, Banora Point. Designed with practicality in mind, this villa boasts an open plan living and dining The kitchen is functional, equipped with gas cooking facilities and ample storage space, providing a great foundation for future updates. Featuring three well-appointed bedrooms, each with built-in robes and ceiling fans, ensuring comfort throughout the year. The bathroom is fully tiled, with a new separate toilet for added convenience. A secure private rear courtyard, and a single lockup garage with internal access. This property presents a fantastic opportunity to add value with updates, making it an ideal choice for first-home buyers, downsizers, or investors. This villa is a rare



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find in a prime Banora Point location, practically next door to shops and Club Banora, offering a blend of comfort, convenience, and potential. Don't miss the chance to secure a property that promises an easy lifestyle close to all amenities.

There is still plenty of scope to add your personal touch and value.

The successful buyer will be responsible for their own pest and building inspection reports
Conveniently located within a short drive or walk to the local shopping centre, Club Banora and easy access onto the M1 and over to Tweed City Shopping Centre.

- 4 minutes drive to St James and St Joseph's schools, Bunnings, Harvey Norman etc

- 5 Minutes drive to Centaur primary and Banora Point High School, Juniors football club, Banora central shops

- 12 minutes to Coolangatta beaches, cafe's, restaurants, entertainment, Gold Coast International Airport, Tumbulgum, Husk Distillery

- 14 minutes' drive to Kingscliff and Fingal Head boat ramp

- 25 minutes drive to Murwillumbah

- 43 minutes to Byron Bay

- 90 minutes to Brisbane

* PLEASE LEAVE YOU NAME AND PHONE NUMBER WHEN MAKING ANY ENQUIRY

* THERE IS A VIRTUAL TOUR AVAILABLE ON REQUEST

- Body corp fees \$74.74 PW

- Rates 2974.42 PA (approx)

- Rental Appraisal \$600-\$650PW- but some new flooring and a fresh coat of paint wouldn't hurt

- There's plenty of visitor parking- NO parking in front of the property

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.



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More About this Property

Property ID	K8KHEZ
Property Type	Villa
Including	Toilets (1) Pool Courtyard Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

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Internal: 111 m² | External: 17 m² | Total: 128 m²

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Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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