



## Banora Point, 13/7 Advocate Place

Low Set 2 Bedroom Villa Close to All Amenities

Perfectly positioned in a quiet, well-maintained complex of just 14, this single-level brick and tile villa offers a low-maintenance lifestyle with everything you need close by. This solid and well-located home presents a fantastic opportunity for downsizers, first-home buyers, or investors alike. Move in and enjoy the easy-care lifestyle or add your personal touch to maximise its value. Situated a few minutes walk from local shops, schools, clubs and public transport, the location is perfect. It's vacant and ready for immediate possession.

This is a MUST see, please don't hesitate to come to the scheduled open homes, or CALL for a private inspection (qualified buyers). Properties in this area don't last long.

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

- Open-plan living and dining area is designed for comfort, featuring air conditioning and ceiling fan for year-round



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/KPDHEZ](http://ljhooker.com.au/KPDHEZ)

**Contact**  
**Paul Sheehan**  
0438 196 966  
[paul@ljhookerct.com.au](mailto:paul@ljhookerct.com.au)

**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

comfort

- Well-sized kitchen seamlessly connects to the living space, offering electric cook-top, wall oven, rangehood, double sink, dishwasher, microwave nook, fridge space and plenty of bench top and cupboard

space

- Living flows out a private courtyard with covered patio area, perfect for relaxed outdoor living or entertaining.

- Two light-filled bedrooms with built-in robes and ceiling fans for added

comfort

- Main bathroom featuring

a separate bath, shower, vanity and toilet

- New awning at

the

front

- Fenced backyard for children and

pets

- Separate

laundry

- Remote single lock up garage with internal

access

- Low set single level no

steps

- There is still an opportunity to put your stamp on it, and add

value

Rates: \$2,505.20

(approx.)

- Body Corporate: \$67.31pw (approx.) includes water and building

insurance

- Rental Appraisal: \$650-\$690pw (approx.)

- 500m from the brand-new Woolworths and Banora Shopping

Village

- 300m from Club Banora and the golf

course

- 10 min drive to Gold Coast Airport & Coolangatta

Beach

- 15 min drive to

Kingscliff Beach

\* PLEASE LEAVE YOU NAME AND BEST PHONE NUMBER WHEN MAKING ANY

ENQUIRY

\* THERE IS A VIRTUAL TOUR AVAILABLE ON

REQUEST

The successful

buyer will be responsible for their own pest and building inspection reports

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



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issue, but may change.

## More About this Property

<b>Property ID</b>	KPDHEZ
<b>Property Type</b>	Villa
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

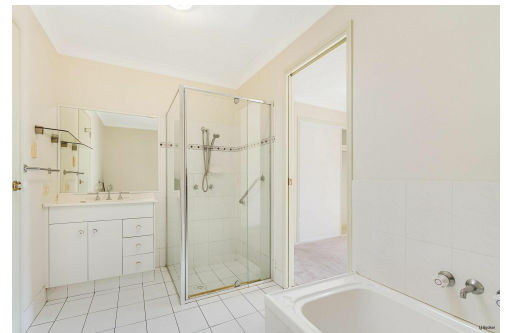
**Paul Sheehan 0438 196 966**

Sales & Marketing Specialist | paul@ljhookerct.com.au

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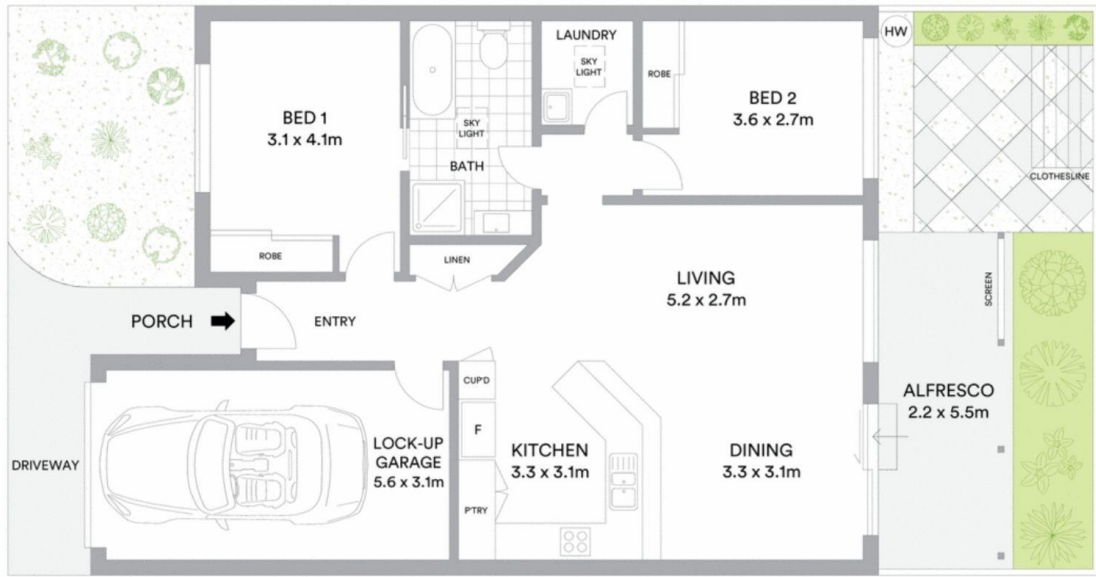
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