



43/73-101 Darlington Drive, Banora Point

## SOLD BY PAUL SHEEHAN

PLEASE NOTE THAT ALL INSPECTIONS ARE IN NSW DAYLIGHT SAVINGS TIME




Attention 1st home buyers you will save \$28,000 with the 1st home buyer stamp duty redemption - its vacant and ready for the new owner(s)

Ideally positioned in the sought-after Fairway Gardens complex, this property is entry-level and is perfect for those seeking an easy, low-maintenance lifestyle close to all amenities. Located just moments from Banora Point Shopping Village and featuring complex facilities including a pool and covered entertaining area, Welcome to 43/73-101 Darlington Drive, AKA Fairway Gardens Banora Point.

Here are just some of the many benefits that await the astute purchaser(s)

- The kitchen is equipped with Westinghouse gas cook top, Westinghouse wall oven, rangehood, double sink, microwave nook, breakfast bar and ample storage space
- Light-filled spacious living with air conditioning and ceiling fan for all year round comfort
- Dining area flows out to an enclosed sun room perfect for reclining or entertaining guests
- Three well-appointed bedrooms with carpet, each with built-in

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**  
\$750,000-\$810,000

### AGENTS

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### AGENCY

LJ Hooker Coolangatta | Tweed  
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- robes
- Master bedroom with mirrored built in robes, equipped with a ceiling fan
- Bathroom with a separate bath, separate shower and single vanity
- Separate toilet for added convenience of guests
- A secure private rear courtyard to enjoy outdoor entertaining
- Small garden shed on a concrete slab
- Two linen presses
- Remote single garage with internal access, you can park 1 car in the front of the garage
- laundry in the garage
- Collapsible clothesline
- Complex with on-site managers, resort style pool
- Pet friendly = either a cat or dog not multiple pets

This property presents a fantastic opportunity to add value with updates should you choose to do so? making it an ideal choice for first-home buyers, downsizers, or investors.

This villa is a rare 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 \$84.00 PW (approx) including front lawn mowed, regular pest checks, water
- Rates \$3019.16 PA (approx)
- Rental Appraisal \$750PW (approx)
- There's plenty of visitor parking
- Virtual furniture was used for the marketing of this 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

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## MORE DETAILS

Property ID	KVSHEZ
Property Type	Villa
Including	Air Conditioning
	Toilets (1)
	Pool
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

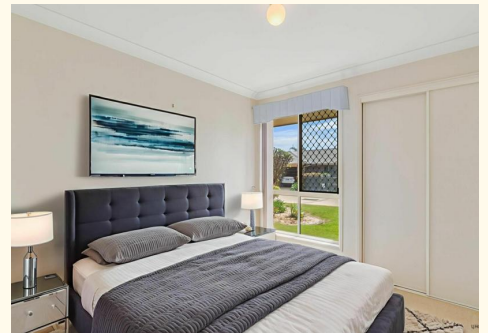
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**43/73-101  
DARLINGTON DRIVE**  
Banora Point

Internal Area 118 m<sup>2</sup>  
External Area 10 m<sup>2</sup>  
Total Area 128 m<sup>2</sup>

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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.

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