



## FOR SALE

### WHY SETTLE FOR LESS ?? - THIS IS PERFECT

SINGLE LEVEL HOME - IN GREAT CONDITION - IN A SOUGHT AFTER LOCATION

If you are looking to downsize, invest or just move and put your feet up, then this 3 bedroom, 2 bathroom home, with a Double garage is perfect. A remarkable opportunity for those seeking a lifestyle of accessibility with an emphasis on comfortable living, this single level home boasts appeal.

#### KEY FEATURES:

- Freshly painted throughout
- New carpet throughout
- Stylishly presented with free-flowing neutral interiors
- All three bedrooms with built-in wardrobes
- Separate laundry with access to the backyard
- Remote double garage with internal access
- Coved outdoor alfresco area ideal for all seasons
- Split system air conditioner
- Solar Electricity
- Air pump hot water system
- Pet friendly

#### DETAILS:

Water Rates: \$20 per quarter approx

Council Rates - \$2024. per annum

Body corp - \$275. per year

Market Rent - \$520 to \$550 per week

#### LOCATION:

Stroll to Banora Golf Course, shops, transport, clubs, parks. The rest is just a short drive Tweed City/Tweed Hospital 6.4 km / Gold Coast airport 8.8 km / Southern Cross University 9.2 km  
Homes in this complex rarely come up so don't miss out.

3 BED | 2 BATH | 2 CAR

PRICE:

\$479,000

OPEN FOR INSPECTION:

N/A



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# 3-169 Darlington Drive, Banora Point

Total Approximate Floor Area 186 sqm  
Land Area Approximate 430 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.