

11 Sexton Hill Drive, Banora Point, NSW 2486



House For Sale

Tuesday, 12 March 2024

11 Sexton Hill Drive, Banora Point, NSW 2486

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 734 m2

Type: House



Brad KopcikasYates

0408251988

Auction Price Guide \$900,000 - \$990,000

This character home with expansive internal living and East facing ocean vistas is perched in an elevated location on an impressive 734m² of land with DA approval for a duplex build. Bring this classic beauty into the modern era or develop and reap the benefits. Welcome to 11 Sexton Hill Drive Banora Point. Positioned away from the street, this property is strategically developed on the land to include a generous off-street parking area at the front and a spacious, grassy backyard for outdoor activities at the rear. Access to the house is via a staircase at the front, leading to an east-facing balcony and the main entrance. Inside, the residence boasts warm wooden flooring and high ceilings throughout a large, open-plan area that encompasses the living room, dining area, kitchen and hallway. The main living space is equipped with air conditioning and offers eastern views, seamlessly connecting to the kitchen and a patio that leads to the backyard. The bedrooms are located towards the southeast side of the house, with a spacious master suite at the front and bedrooms 2, 3, and 4 accessible through a broad hallway outfitted with louvered windows overlooking the yard. The primary bathroom has been updated in recent years, while a secondary bathroom is situated at the rear of the house. Outside, the expansive, fully fenced yard presents numerous possibilities for enhancing outdoor living and entertainment spaces. A staircase provides access to the lower level, which is designed for multiple uses, including storage, laundry facilities, and tandem parking. This level also offers additional storage options. Sitting on a 734m² of land, the property is DA approved for a duplex build, offering a lucrative opportunity to develop the site for personal use or profit. This desirable location is conveniently located within walking distance of essential infrastructure, making it an attractive option for developers and homeowners alike. Conveniently located, this home is only moments from the world-class beaches of Coolangatta and Kirra, easy drive to Gold Coast airport and a short drive to Kingscliff and the soon to open, new Tweed Hospital. Embrace the quintessential coastal lifestyle from this perfectly positioned location. A rare offering and opportunity to develop for future gain, we look forward to seeing you at the open home. Will be sold at auction. @Tate Brownlee Real Estate, we open doors to your future.

- 734m² land size
- Ocean vistas
- DA approved for duplex build
- High ceilings
- Timber floors
- Renovate or re-develop
- Off-street parking for many vehicles
- Work from home office opportunity with separate entry
- Near level rear yard
- Walk to Tweed city shopping
- Short drive to Kingscliff
- Short drive to the Gold Coast airport

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. ** Attention Clients: Due to the current COVID-19 pandemic we are here to ensure the safety and health of our buyers, sellers & tenants. Social distancing will be applied upon any inspections and we will run through a list of questions and rules before entering the home.