

# 13 Bluegum Boulevard, Banora Point, NSW 2486

## House For Sale

Friday, 5 April 2024



13 Bluegum Boulevard, Banora Point, NSW 2486

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1098 m2

Type: House



Lachlan Sproule  
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## **\$1,050,000 - \$1,100,000**

Experience the epitome of suburban serenity at 13 Bluegum Boulevard, Banora Point—a home that caters to the dreams of growing families and first-time buyers alike. Nestled within an impressive 1,098m lot, this four-bedroom, two-bathroom haven is the definition of a well-loved home, exuding a homely vibe that extends from its heart to the abundant gardens. Downstairs, the layout flows seamlessly, with laminate flooring guiding you through interconnected living spaces designed for cohesion and relaxation. The kitchen, tidy and efficient, showcases soft-close cabinets and durable laminate countertops. Three bedrooms with built-in robes, a bathroom, and a convenient large office that could act as a fifth bedroom complete the ground level. Ascending to the second floor reveals an oversized master suite, complete with an ensuite, walk-in robe, and a lounge area, small bar/kitchenette area opening onto a covered deck with stunning ocean, hinterland, and river vistas. The meticulously tended gardens, recipient of local accolades, are a testament to dedication and affection. Bursting with an array of fruit trees (lime, papaya, avocado, lemon & kumquat among others) and vegetable patches, they offer visual delight and abundant harvests. The backyard, enclosed by a full fence, ensures both privacy and security, while multiple covered decks beckon outdoor gatherings. Environmentally conscious features include a 10,000-litre rainwater tank, a 6.5kw solar system with solar hot water, and a discreetly positioned garden shed. Parking is effortless with an oversized single lock-up garage (8m x 4.7m) and the property presents potential for future development into a duplex pair or subdivision (subject to council approval). Conveniently located near schools and a short distance from the Gold Coast International Airport, this residence is a true treasure awaiting its next inhabitants.