

# 146 Pioneer Parade, Banora Point, NSW 2486



## House For Sale

Thursday, 9 May 2024

146 Pioneer Parade, Banora Point, NSW 2486

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 748 m<sup>2</sup>

Type: House

**\$1,050,000-\$1,150,000**

Could this be Banora Points best value for money right now? Nestled in a popular part of the area, surrounded by great neighbours close to the school and public transport, and is only a short drive to Banora Shopping Village and a host of Lifestyle options, is where you will find this family home, the current owners are downsizing, and the instructions are to sell NOW. Here are just some of the many benefits that await the astute purchaser:- Ocean and river views, watch the whales breaching- Flat block, low set, single level home with covered Caravan, Trailer, Boat Port 3.2 metres high (council approved)- Room for a pool (STCA)- Large kitchen with granite bench tops- 2pak finish, breakfast bar, wall oven, microwave nook double sink, pantry, range-hood, gas cook-top, plenty of bench and cupboard space- Three spacious light filled living areas, including a sunroom- Master bedroom with ensuite, built in robe and ceiling fan for extra comfort- Large main bathroom with separate shower, separate bath, and single vanity- Bedroom 2 with built in robes and study nook - Bedroom 3 with built ins- Family room with A/C and ceiling fan leads out to the yard or sun-room- Plantation shutters in the bedrooms and two main living rooms- Large internal laundry with easy access to the clothesline- 6m x 6m Shed/workshop on a concrete slab - Remote double lock-up garage- Dedicated internal bar - Two covered veranda's - Linen press- Garden Shed on a concrete slab- Solar panels- Solar hot water- Termite barrier protection- Rates \$3000PA (approx)- Rental appraisal \$900-\$950PW The vendor is looking for a 60- 90 day settlement or possibly less There is still plenty of scope to put your own stamp on it and add value.- 600m to Banora public school and public transport- 2 minutes to club Banora and local shops with specialty stores- 4 minutes to the shopping centre, Bunnings, Harvey Norman to name a few- 9 minutes to Dry Dock Road boat ramp- 11 minutes to Kingscliff and Fingal- 12 minutes to the Gold Coast International Airport. Coolangatta beaches, shops, restaurants, cafe's, movies- 13 minutes to Husk, Tumbulgum- 25 minutes to Murwillumbah - 45 minutes to Byron Bay- 90 minutes to Brisbane Please leave your best contact number when making an online enquiry, come to the scheduled open inspections or CALL for a private inspection (qualified buyers only). There is a virtual tour available on request. 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 issue, but may change.