

# 17 Bluegum Boulevard, Banora Point, NSW 2486



## House For Sale

Saturday, 23 December 2023

17 Bluegum Boulevard, Banora Point, NSW 2486

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 815 m<sup>2</sup>

Type: House



Brad Kopcik

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## **Auction Price Guide \$1,100,000 - \$1,200,000**

The first time offered to the market in more than 24 years, this truly unique property set on a useable 815m<sup>2</sup> land parcel is now available to purchase. A generous home that has undergone modern transformation and set in a blue-chip locale. Welcome to 17 Bluegum boulevard Banora Point. Nestled above the tree-lined Boulevard, the driveway gracefully leads to a secluded retreat that beckons you. This home has undergone a contemporary internal makeover, boasting new flooring, paint, kitchen, bathrooms, laundry, and more. Externally, meticulous planning has resulted in extensive upgrades, including a spacious terraced front yard, lush low-maintenance gardens, enhanced drainage, and expansive outdoor living areas. The residence offers a breathtaking panorama of Trutes Bay and the distant mountain ranges from its elevated position. Enjoy refreshing breezes while admiring the stunning 815m<sup>2</sup> land parcel. The internal layout strategically separates the master suite from the second, third, and fourth bedrooms, each with the master including a tastefully transformed ensuite. The main bathroom and recently renovated laundry room are both aesthetically pleasing and functionally designed. The kitchen is a focal point, featuring a 900mm cooktop, stone benchtops, double undermount sink, dishwasher, and ample storage. Admire the landscaped front yard and natural canopy beyond while in the kitchen. Internal transformation has created a beautiful open plan flow with light-filled living spaces whilst providing separation between the lounge room and the family living/dining area. Outdoor entertaining is well accommodated with a large rear outdoor living area and an elevated terrace at the front. The generously sized private yard adds charm and versatility. Vehicle parking is convenient with a tandem double car garage and additional space for vehicles, a boat, trailer, or caravan, with a storage area to the side of the garage. In conclusion, this property is truly distinctive, offering ample space and privacy. Don't miss the rare opportunity to make this place your home. Prepare to be captivated by the quality renovation in this picturesque location. We eagerly anticipate your presence at the open home. This property will be sold at auction.

- Tastefully modernised home
- First time offered in more than 24 years
- Meticulous internal and external transformation
- Stone benches to kitchen, bathrooms and laundry
- Floating timber flooring
- Air conditioning