

**2/234 Darlington Drive, Banora Point, NSW 2486**



**House For Sale**

Friday, 12 April 2024

2/234 Darlington Drive, Banora Point, NSW 2486

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$775,00 - \$850,000**

\* ATTENTION 1ST HOME BUYERS YOU CAN SAVE \$31,000 WITH THE FIRST HOME BUYER STAMP DUTY REDEMPTION. Freshly painted, new carpet and ceiling fans throughout. Vacant and ready for immediate possession. You will be hard pressed to find better value in Banora Point right now. This property suits most budgets from first home buyers, investors and downsizers. The vendor has given the instructions to sell NOW. This home is close to most of your needs. Combining a convenient location with affordability and a well planned layout, this desirable rear positioned duplex home. It is opposite sports ovals, new dog park and within a stroll from shops and schools. Here are just some of the many benefits that await the lucky purchaser:- Spacious kitchen with breakfast bar, pantry, wall oven and grill, double sink, plenty of bench and cupboard space- Master bedroom with ensuite, walk-in robe and ceiling fan new carpet new ceiling fan for added comfort step out into your garden- Large lounge, area with fresh paint, new carpet and ceiling fan- Two other spacious bedrooms with new carpet, built-in robes and ceiling fans- Main bathroom with separate bath, separate shower, and single vanity- Internal laundry in the garage with easy access to the clothesline- Workshop- Shed- Single lock-up garage and shade sail for a carport- Separate toilet, convenient for family and friends- Pet friendly- Linen press- John Baker Reserve and dog park across the road - Rates \$2940.30 PA (approx)- Rental appraisal \$750PW (approx)- Shared water meter- Shared Building insurance at \$1420.00 PA each (approx)- No body corp fees Feel free to the scheduled open homes. Please leave your best contact number when making an online enquiry. Properties in this price range do not last long. There is a virtual tour available upon request. Conveniently located within walking distance to the schools or a short drive/walk to the local shopping centre, Club Banora and Juniors Football Club. Enjoy easy access onto the M1 and over to Tweed City Shopping Centre Tweed river for water sports, fishing, crabbing and much more.- 10 minutes to Coolangatta beaches, cafe's, restaurants, entertainment and Gold Coast International Airport- 10 minutes drive to Kingscliff and Fingal Head boat ramp- 45 minutes to Byron Bay- 90 minutes to Brisbane 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.