

# 22 Shamrock Avenue, Banora Point, NSW 2486

## House For Sale

Saturday, 18 November 2023

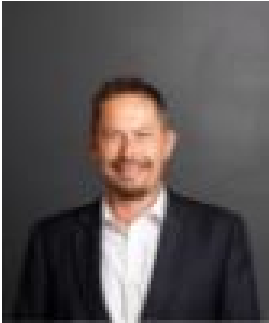
22 Shamrock Avenue, Banora Point, NSW 2486

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Aaron Highfield

0424597724

## By Negotiation

The hard decision to sell has been made, creating an exciting opportunity for one lucky buyer to take immediate advantage of. Located in an elevated flood free house-proud street close to local schools, shops and bus stops this well maintained property just ticks box after box for the astute purchaser and an inspection will surely delight. Features include formal living area with attractive outlook, renovated kitchen with ample cupboard space, stone bench tops, double ovens and as new Bosch cooktop and dishwasher. The adjacent dining area provides sliding door access to your covered entertaining area whilst a large second living area to the rear of the home caters for a variety of family types. Accommodation is provided by four bedrooms, with the segregated master bedroom including ensuite bathroom and BIR's. An additional two-way bathroom caters for the other three bedrooms which all include BIR's. Completing this great offering are three wall mounted air conditioners, large 10KW (approx.) solar electricity system, hybrid flooring throughout, established easy care gardens, new Colourbond fencing, CCTV security monitoring system and a double garage with drive through roller door access to rear yard. This property is on the market to be sold, so inspect now as serious seller wants offers. Elevated flood free location in house proud street

Four-bedroom family home  
Separate lounge, dining & family living areas  
Ensuite & Two-way bathrooms  
Renovated kitchen with stone bench tops  
Double stainless wall ovens  
As new Bosch electric cooktop & dishwasher  
Three wall mounted air conditioners  
hybrid flooring throughout  
Established easy care gardens.  
Large 10KW (approx.) Solar electricity system  
CCTV security monitoring system  
As new Colourbond fencing  
Double garage with third roller door access to yard  
Close to local schools, shops and bus stops  
Short drive to Tweed City shopping centre  
Approx 10min drive to Coolangatta International Airport  
Approx 10 Min drive to golden pristine surf beaches

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