

# 3 Paperbark Court, Banora Point, NSW 2486

## House For Sale

Saturday, 24 February 2024



3 Paperbark Court, Banora Point, NSW 2486

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 839 m2

Type: House



Tate Brownlee

0755130300

## Auction Price Guide \$920,000 - \$1,000,000

This home is a must for those seeking a large family home with an inground pool on an 839m<sup>2</sup> allotment and boasting the unique offering of the ability for dual living. Add your unique flair and bring this classic into a modern era. Welcome to 3 Paperbark Place Banora Point. Inside, the layout is intelligently designed, with bedrooms and bathrooms discreetly tucked away from the expansive living areas and central kitchen. The kitchen itself is a marvel of practicality, boasting ample bench space and storage for effortless organisation. The front living room, bathed in sunlight from its north-eastern aspect, offers panoramic views and easy access to the front deck. Adjacent to the kitchen, the family meals zone flows into the capacious living and dining area, creating an ideal space for entertaining. Outdoor living is a delight, thanks to the expansive rear deck, sheltered and strategically positioned to overlook the lush backyard and inviting inground pool. Venture downstairs to discover even more welcome surprises. The oversized two-car garage awaits, complete with a workshop area and internal access to the fifth bedroom or multi-purpose room. With its own sliding door access to the rear courtyard and side gate entry, this space offers endless possibilities, whether for guests, extended family, or as a separate accommodation opportunity. Accompanying this area is the laundry and additional toilet, adding convenience to functionality. Not to be overlooked, the ground floor also boasts massive storage rooms, further enhancing the versatility of this remarkable residence. In summary, this spacious family home is now available for the astute purchaser to capitalise on the rare offering this property presents. Transform this classic beauty into a modern masterpiece in this desirable and elevated location. This property will be sold at auction. @ Tate Brownlee Real Estate, we open doors to your future. Key features:

- Elevated position with North-East aspect
- Walking distance to local shops and café
- Off-street parking for multiple vehicles
- 5th bedroom with separate access for potential dual living arrangement
- Multiple indoor and outdoor living zones
- 839m<sup>2</sup> land size
- Huge under-house storage

**DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.