

6 Admiralty Place, Banora Point, NSW 2486

DJSTRINGER

House For Sale

Friday, 3 May 2024

6 Admiralty Place, Banora Point, NSW 2486

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 996 m2

Type: House



David Stringer
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Buyer Guide \$2.4M

OPEN TO INSPECT SATURDAY 25TH MAY 9:00 - 10:00AM Settled gracefully along the serene banks of the Tweed River, this impressive residence offers an unparalleled lifestyle defined by modest luxury and timeless tranquillity. Quality built in 2000 and anchored on a sprawling 996m² allotment, this property boasts an impressive 37m curved water frontage, providing direct ocean access to cater for even the largest of most recreational vessels. Aptly named "Call Morla," echoing the Norfolk Island expression for "come back tomorrow," this enchanting home offers an open invitation for you to return time and time again. Upon entering, you will be instantly drawn to the captivating water views that adorn most vantage points throughout the residence. From the soaring cathedral ceilings to the generous floor plan and outdoor entertaining options available year-round, this home seamlessly blends spaciousness with practical design.

KEY FEATURES:- Formal entry- Formal living & dining zones w/ ducted air-conditioning - Master wing includes walk-through robe, stylish ensuite, built-in robe & ducted air-conditioning- Light-filled multi-purpose / sunroom with pitched ceilings offering superb water views- Central modern kitchen with 2pac cabinetry, stone benchtops & quality appliances- Family/meals area featuring bay window & split system conditioning- Bedroom (2 & 3) w/ ceiling fans, built-in robes, water views – bed (2) offers exterior access - Bedroom (4) or study w/ split system air-conditioning- Generous internal laundry with access to rear terrace, clothesline & garage- Walk-in utility room and powder room- Spacious main bathroom with bath and separate shower- Clean carpeted attic ideal for storage

EXTERNAL FEATURES:- Outdoor covered entertaining area w/ spa- Double auto lock-up garage w/ enclosed tool room- Tandem auto lockable carport- Additional parking under shade sail- Boat shed and ramp (2.1m height clearance)- Pontoon w/ power supply (\$255 licence fee per annum)- Two viewing decks with shade sail umbrellas- 25 Solar Panels- 37 metre river frontage- Plenty of room for a pool if so desired

ADDITIONAL FEATURES:- Cathedral ceilings - Crimsafe screens - Cedar shutters - Various outdoor blinds & shade sails protecting from inclement weather

DETAILS:Rates - \$1,158.70 per quarter year
Water Rates - \$90.25 per quarter year
Pontoon License Fee - \$255 per annum
Market Rent - in the vicinity of \$1,500.00 per week

LOCATION: Your new home is located within moments of local shopping as well as major shopping at Tweed City. Local schooling options for all ages are apparent around Banora & the Tweed and a bus service also operates throughout the region, including to Lindsfarne Anglican College, Terranora. For surfers and beach lovers, the fabulous Gold Coast beaches are within (15) minutes, as too the Gold Coast International Airport & Southern Cross University. The new \$723M Tweed Valley Hospital at Kingscliff is soon to welcome patients and can be accessed within (20) minutes from home.

AGENT'S COMMENTS: Set within the prestigious enclave of 'Oxley Cove' this residence epitomises waterfront living at its finest, offering a rare opportunity to indulge in an idyllic lifestyle surrounded by natural beauty.

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