

# 9/8 Advocate Place, Banora Point, NSW 2486

## House For Sale

Tuesday, 30 April 2024

9/8 Advocate Place, Banora Point, NSW 2486

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 474 m2**

**Type: House**



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## Offers to Purchase closing 15th May at 12pm

Positioned in a quiet, sought-after pocket of Banora Point is this three-bedroom freestanding house ideal for families seeking a harmonious blend of comfort and convenience. This delightful house offers low maintenance living, is only a short stroll to Banora Shopping Village and Club Banora and minutes to local schools with a host of lifestyle options. Entertaining is a breeze in the spacious lounge area, complete with air conditioning, and a separate dining space offers the perfect backdrop for family meals and festivities. Equipped with an air-conditioned rumpus room, be assured there is plenty of living space at this property. Culinary pursuits are a joy in the good-sized kitchen, equipped with a dishwasher, wall oven, and a dedicated microwave cavity. The adjacent atrium adds a unique touch, where you can enjoy some quiet time or even use it as a fourth bedroom. The main bedroom features an ensuite and a walk-in robe, complemented by air conditioning. The additional two bedrooms are fitted with built-in robes and ceiling fans, ensuring a comfortable atmosphere year-round. Fully fenced front yard and paved courtyard, amidst the established citrus trees including lime, lemon, mandarin and orange trees - the perfect partner for sunny afternoons. Plenty of storage for bikes, boards and kayaks inside the remote-controlled double garage as well as extra parking room outside of the garage. This gem of a property is more than a house; it's a home ready to create memories for a new family. It's also conveniently located close to all amenities and is only a 10-minute drive to Coolangatta International Airport as well as easy access to the M1. Note: This property does form part of a cluster of 10 individual residences, however under a scheme where the only common thread is that each property owner contributes \$700 per year for a driveway levy.