

**17 Martinelli Ave, Banora Point, NSW, 2486**



**House For Sale**

Saturday, 24 August 2024

17 Martinelli Ave, Banora Point, NSW, 2486

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Tate Brownlee

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## Ocean Views with Dual Living Potential in Coveted East Banora

Welcome to 17 Martinelli Avenue, Banora Point-a two-storey masterpiece offering the ultimate in comfort, privacy, and ocean vistas. Situated on a quiet corner block, this residence is designed for family living with an abundance of space, both inside and out.

As you enter the home, you're greeted by a spacious living room, complete with Daikin split-system reverse air conditioning and ceiling fans, ensuring year-round comfort. The updated kitchen features electric cooking, a stainless steel dishwasher, and is perfect for culinary enthusiasts. The upper level is carpeted throughout and hosts three generous bedrooms, all with built-in robes. The master suite is a true retreat, boasting a walk-in robe and ensuite. This outdoor space, complete with a bar, is perfect for entertaining while enjoying the stunning ocean views.

Downstairs, you'll find two additional generous bedrooms, one with an ensuite and the other leading onto a private front courtyard. This level also includes a large double garage with a generous workshop, offering ample space for storage and hobbies.

The exterior of this property is just as impressive. A wrap-around balcony provides multiple vantage points to take in the serene surroundings. The in-ground swimming pool is complemented by a rear pool deck overlooking manicured gardens, providing a resort-style experience right at home. Side access on both sides of the property adds convenience, and the near hedging ensures privacy from the street.

Perfectly positioned in a tranquil street, 17 Martinelli Avenue offers an exceptional lifestyle opportunity in the heart of Banora Point. Don't miss your chance to make this stunning property your new home.

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### Key Features:

- ☑ Ocean views
- ☑ Dual living potential
- ☑ Garage home office setup
- ☑ Carpeted throughout upper level
- ☑ 3 generous bedrooms upstairs all with built in robes
- ☑ Master has WIR and ensuite
- ☑ Covered deck with bar
- ☑ Split system AC in living and master bed
- ☑ Ceiling fans throughout
- ☑ Main bath has shower over spa bath
- ☑ Separate toilet
- ☑ Spacious living room
- ☑ Electric cooking incl. stainless steel dishwasher
- ☑ Corner block
- ☑ In ground swimming pool
- ☑ Updated kitchen
- ☑ 2.4m ceiling upstairs and downstairs
- ☑ Wrap around Balcony
- ☑ 2 generous bedrooms downstairs
- ☑ One with en-suite
- ☑ Other leads onto front courtyard
- ☑ In ground swimming pool
- ☑ Side access on both side

- ☒ Laundry upstairs
- ☒ Large Double garage + workshop
- ☒ Rear pool deck over looking manicured gardens
- ☒ Near hedging provides privacy from street
- ☒ Quiet street

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