

# 76 Botanical Circuit, Banora Point, NSW 2486



## House For Sale

Wednesday, 3 July 2024

76 Botanical Circuit, Banora Point, NSW 2486

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Greg Sing

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## Price Range \$1.2mil - \$1.3mil

This bespoke Pointe Vue home is unique in its floor plan and designed to accommodate all family sizes. Sitting proudly elevated in this quiet estate is this 5 bedroom home that allows all to have privacy and space. The double garage has been converted to a large studio with self contained kitchenette, dining and bedroom with built-in and fan. Leave as is for the teenager/s or guest/s or easily convert it back to a double garage. The master with walk through robe and extensive storage possesses possibly the largest ensuite I've ever sold and is only approximately 4 years young. Further along the rear top wing of this property is another 2 oversized bedrooms with built-ins and separate bathroom. Stepping down only a few steps to the air conditioned main living areas complete with private sunken lounge, elevated dining alongside your brand new kitchen. Complete with solid 40mm jumbo slab for you bench space and breakfast bar seating. Multiple double sliding doors with plantation shutters allow for elevated air flow where you can choose to entertain in the courtyard in the middle of the property or on the undercover, enclosed entertaining area beside the inground pool. Just when you thought that's already enough value for my money there's an additional bedroom on the entry level with its own ensuite and convenient walk in robe. Main features incl:- 4 oversized bedrooms with amazing storage - Option of leaving the studio apartment designed for visitors or family members- 2 ensuites plus main bathroom- 32 solar panels with 10kw system and 8kw inverter- sparkling in-ground pool - undercover elevated entertaining for all year round use- high demand Pointe Vue Estate Positioned perfectly to shops, schools, golf courses and clubs yet only a couple of minutes to access the M1. This unique home has been priced to sell swiftly and will suit many family configurations. Phone Greg Sing on 0402 334171 for a private inspection or attend the Open Homes every Saturday until sold @ 10am-10:45am