

**12/3-7 Monterey Avenue, Banora Point, NSW 2486**



**Townhouse For Sale**

Thursday, 4 July 2024

12/3-7 Monterey Avenue, Banora Point, NSW 2486

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

**\$790,000 - \$860,000**

Attention 1st home buyers you can save up to \$30,000 with the NSW stamp duty redemption. This stunning property is exceptional value, recently renovated, new fixtures and fittings etc, extremely well maintained, its entry level into the market, located in a prime position, you'll be just moments from an array of amenities including shops, schools, and public transport. The property is ready for its new owners. My vendor has bought elsewhere, and the instructions are to sell NOW, this will suit so many buyers who are 1st home buyers, investors, down sizers or upsizing? Here are some of the many benefits that await the astute purchaser:- Light filled, spacious living/kitchen/dining area leading out to the patio area with ducted A/C, ceiling fan, easy care flooring- Master bedroom with new ensuite, mirrored built-ins, large windows to allow fresh breezes ducted A/C and ceiling fan for added comfort- Stunning kitchen with pantry, stainless steel dishwasher, oven and grill, double sink, electric cook-top, range hood, microwave nook, ceiling fan, plenty of bench and cupboard space- Set over two levels, the home offers three bedrooms, two bathrooms and three toilets- Recently renovated main bathroom with separate shower, separate bath single vanity and toilet- Covered private rear courtyard for entertaining or relaxing? with low maintenance garden- Two other spacious bedrooms with built-ins ceiling fans one bedroom has ducted A/C- Internal laundry with access to backyard with separate toilet downstairs- Remote double lock-up garage with plenty of underneath storage and internal access and plenty of visitor parking- Great for first home buyers, investors, owner occupiers, downsizers - Pet friendly- Handy under stair storage- Linen press upstairs- Low body corporate fees that include water and building insurance \$51.92 PW (approx)- Termite barrier gets checked every 3 months included with body corporate- Roof gets checked every 12 months included with body corporate- Rates \$2721.34 PA (approx)- Rental appraisal \$800-\$830PW possibly more?- 18 units in the complex- 3 minutes to Club Banora and shopping centre- 4 minutes to Bunnings, Harvey Norman and other specialty shops- 6 minutes to the boat ramp on Dry Dock Road- 7 minutes to Tweed City Shopping Centre- 13 minutes to Gold Coast International Airport, beaches, cafe's restaurants, movies, shopping- 15 minutes to Kingscliff and Fingal Head- 45 minutes to Surfers Paradise and Byron Bay- 90 minutes to Brisbane City Don't let this opportunity slip away, come to the scheduled open home and see for yourself why this home is the perfect choice for you! Properties like this do not last long! Please leave your best contact number when making an online enquiry. There is a virtual tour available upon request. Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.