

Meet the Agent

Thank you for your enquiry on 2/40 Cashel Cres, Banora Point

I am Andy Wilson, the selling agent for this property.

When buying a home such as this, there are always questions you have after looking at the online profile. As such, I have attached for your perusal a sales brochure regarding the property. I have included as much information about the property as I can including the property description, photos, floor plan, contract for sale, rental appraisal and a guideline of the process when purchasing property.

If you have a question that hasn't been answered in the following brochure or you require further clarification, be sure to give me a call or send through an email.

Thanks again for your enquiry. I look forward to working with you to find your own slice of paradise on the Tweed Coast.



Property Details



2/40 Cashel Crescent, Banora Point

Another Property Sold by Andy Wilson

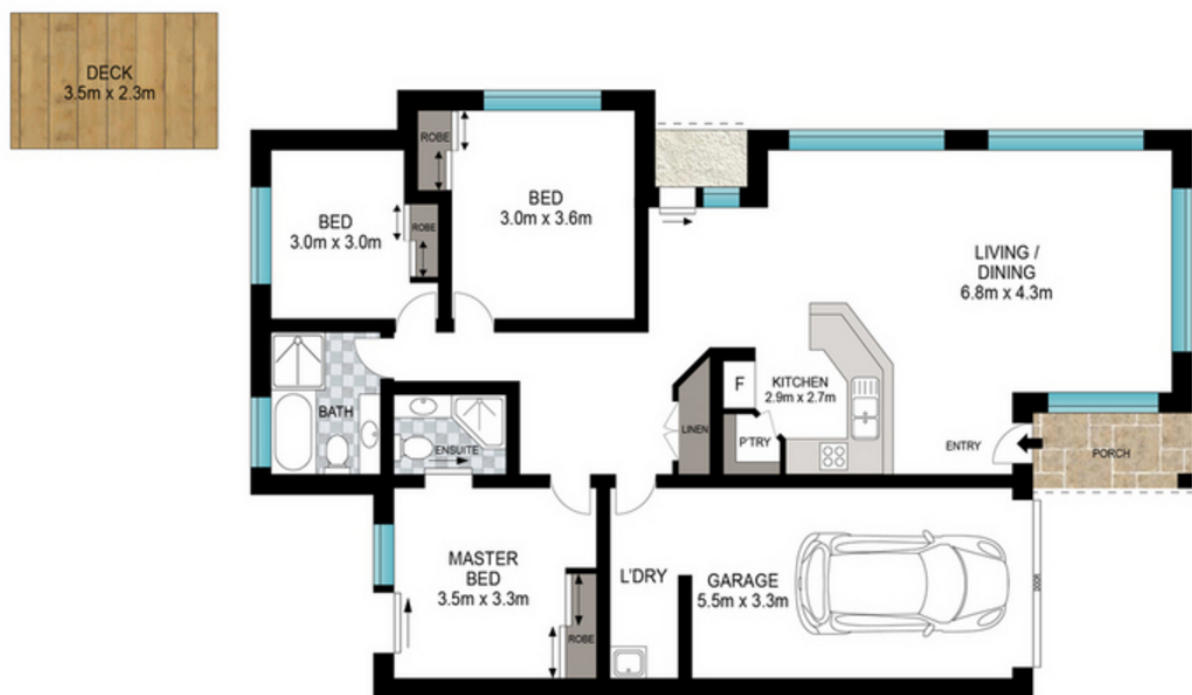
3  2  1 

**\$750,000 -
\$780,000**

Privately positioned in a quiet street in the heart of Banora Point, this beautifully maintained duplex presents an excellent opportunity for first home buyers, downsizers and investor alike. Featuring inviting open plan living with recently painted interiors and plenty of natural light, this low maintenance property is conveniently located with a host of lifestyle options only a short drive away.

- ❖ Free-flowing open plan living with light-filled interiors and an easy indoor/outdoor flow
- ❖ Three spacious bedrooms with built-in robes
- ❖ Master bedroom features a tidy ensuite and sliding door access to the courtyard
- ❖ Central kitchen with modern stainless steel appliances including dishwasher
- ❖ Single car garage with internal access and separate laundry
- ❖ Double gated side access to accommodate an additional vehicle
- ❖ Low maintenance easy care yard with private rear deck to relax and enjoy a cuppa
- ❖ Fully fenced yard with plenty of room for children and pets to play
- ❖ Currently rented for \$650 a week until 10/10/2024 with great tenants in place who are happy to stay on
- ❖ Current rental potential \$700-\$730 a week
- ❖ Conveniently located with easy access to the M1, and a short drive to the Gold Coast Airport and world- famous beaches

Floor Plan



2/40 Cashel Crescent, Banora Point

Property Inclusions

Lounge Room

- | | |
|--------------------|------------------|
| Tiled floor | • TV Point |
| Ceiling fan | • Window |
| Glass sliding door | • Insect screens |
| Light fittings | |

Dining Room

- | | |
|--------------------|--------------------|
| Tiled floor | • Window |
| Glass sliding door | • Air conditioning |
| Insect screens | • Light fittings |
| Security screens | |

Kitchen

- | | |
|------------------|------------------|
| Tiled floor | • Window |
| Rangehood | • Double sink |
| Electric cooking | • Dishwasher |
| Laminate bench | • Light fittings |
| Tiled splashback | |

Master Bedroom

- | | |
|----------------|--------------------|
| Ensuite | • Security screens |
| Carpeted floor | • Window |
| Light fittings | • Downlights |
| Ceiling fan | • Insect screens |
| Built-in robe | |

Bedroom 2

- | | |
|------------------|------------------|
| Security screens | • Carpeted floor |
| TV Point | • Window |
| Light fittings | • Insect screens |
| Built-in robe | |

Bedroom 3

- | | |
|------------------|------------------|
| Security screens | • Carpeted floor |
| Window | • Ceiling fan |
| Insect screens | • Built-in robe |

Bathroom

- | | |
|---------------|------------------|
| Tiled floor | • Light fittings |
| Single vanity | • Single shower |
| Window | • Bath |

Ensuite

- | | |
|---------------|------------------|
| Tiled floor | • Light fittings |
| Single vanity | • Single shower |

Laundry

- | | |
|---------------------|------------------|
| Tiled floor | • Light fittings |
| Stainless Steel tub | • Timber door |

Property

- | | |
|--------------------|-----------------|
| Security screens | • Single garage |
| Additional parking | |

Additional Information

Legal Description Of Property

Lot:2 in SP 47543

Tweed Shire Council

Council Rates

Approx. \$2,835.60 pa

Estimated Rental Return

\$ 680 - \$690 per week approx.

Approximate Distances To Amenities

Tweed City Shopping Centre: 4.2km

Coolangatta Beach: 8.5km

Pacific Motorway on ramp: 3.1km

Tweed Heads Hospital: 7.3km

Gold Coast International Airport: 9.1km

Byron Bay: 60.9km

Brisbane City: 107km

Want to Make an Offer on this Property?

Click on the button below

[Make an Offer](#)

Professional Services

Conveyancers

Border Conveyancing:

Rebecca Lindsay 0413 513 920
rebecca@borderconvey.com.au

Keating Law:

John Keating 0401 381 198
john@keatinglaw.com.au

The Conveyancing Leaders:

Deana Gray 07 5513 1655
deana@theconveyancingleaders.com.au

Fresh Conveyancing:

Emily Trotman 0422 371 596
emily@freshconveyancing.com.au

Pest and Building

Ultimate Building & Pest:

Luke Wolfe 0417 486 663
info@ultimatebuildingandpest.com.au

Pest-Ex:

Danny Kelly 0438 909 937
danny@pest-ex.com.au

Building Inspection:

Michael Murphy 0409 134 255
buildinginspec@hotmail.com

Pool Certification

Tweed Shire Council 02 6670 2400

Strata Search

Absolute Settlements & Pre Purchase Strata
Inspection 07 5536 2929

Fencing

Tweed Coast Fencing 0412 766 786

Trades

Electrical:

John Hope 0418 755 069
Mark O'Grady 0422 305 174

Landscaping & Lawns:

Complete Home Maintenance 0415 679 491
In Your Yard - Mowing & Yard Maintenance 0400 004
199

General Maintenance:

Geoff Sheard 0419 767 932
Complete Home Maintenance 0415 679 491

Plumbing:

Hipwell Plumbing - David 0413 010 331

Cleaning:

Tweed Coast Cleaning 0409 458 368
Coastal Carpet Cleaning 0411 764 524

**** Disclaimer** - We have found all the people
listed above to be professional. We do not receive any
financial reward for the recommendation.*