

2/25 GALEEN DRIVE **BURLEIGH WATERS**



# FOR SALE

## FUNKY, TRENDY, RENOVATED WITH THE ULTIMATE LOCATION!

Rarely do you walk in through the front gate of a property and just get a really good comfortable & relaxed feeling even right in the front yard!! This one has it all! Location, atmosphere, entertainer for all occasions or just a lazy arvo drink on the deck while watching the games or kids practice on the oval. There is even a bar right around the deck!! Renovated and secure, this lovely east facing duplex is bright, breezy and totally private. If you do not know the location, please take some time to explore Google Earth and you will be amazed by the facilities surrounding this property and all within a 15min walk to the beach! Park with canal and playground and loads of walking and bike tracks ... so much fun all surrounding the property!

With nothing to do but just move in... make an offer...

Disclosure: 3rd bedroom advertised here is the original garage which has been converted and can be used as a bedroom or second living area. This room also includes the laundry which is neatly tucked in a cupboard. A wall can be erected to partition a small area for a laundry...

### The property

- . very low common insurance of only \$12.60 p/w
- . 2/3 bedrooms - 2 beds with build ins
- . air conditioned open plan bright and breezy lounge and dining
- . huge east facing entertainer deck with stunning views on the Burleigh Sports Club
- . large renovated modern bathroom with double sink vanity and porcelain tiles
- . stunning light vinyl floor boards throughout ideal for a beach property
- . open plan functional kitchen with 90cm 5 burner glass gas cook top and plumbed fridge space
- . 3rd bed/ living opens out to front deck
- . private and secure back yard with 6 man hot water spa & bali style outdoor feel...
- . Large charcoal bbq/spit & custom built pizza oven
- . Solar hot water on roof
- . 2 sheds on side of house and storage at front with electric roller door and ca space and room for trailer or caravan at the front
- . Nbn node adjoining the property will make NBN connection and speed very fast for the property

### The Location

- . Public Library and Childcare centre within just a stroll
- . Across from Burleigh Sports Club and Burleigh Bombers Football Club

3 BED | 1 BATH | 0 CAR

### PRICE:

Offers over \$525,000

### OPEN FOR INSPECTION:

N/A



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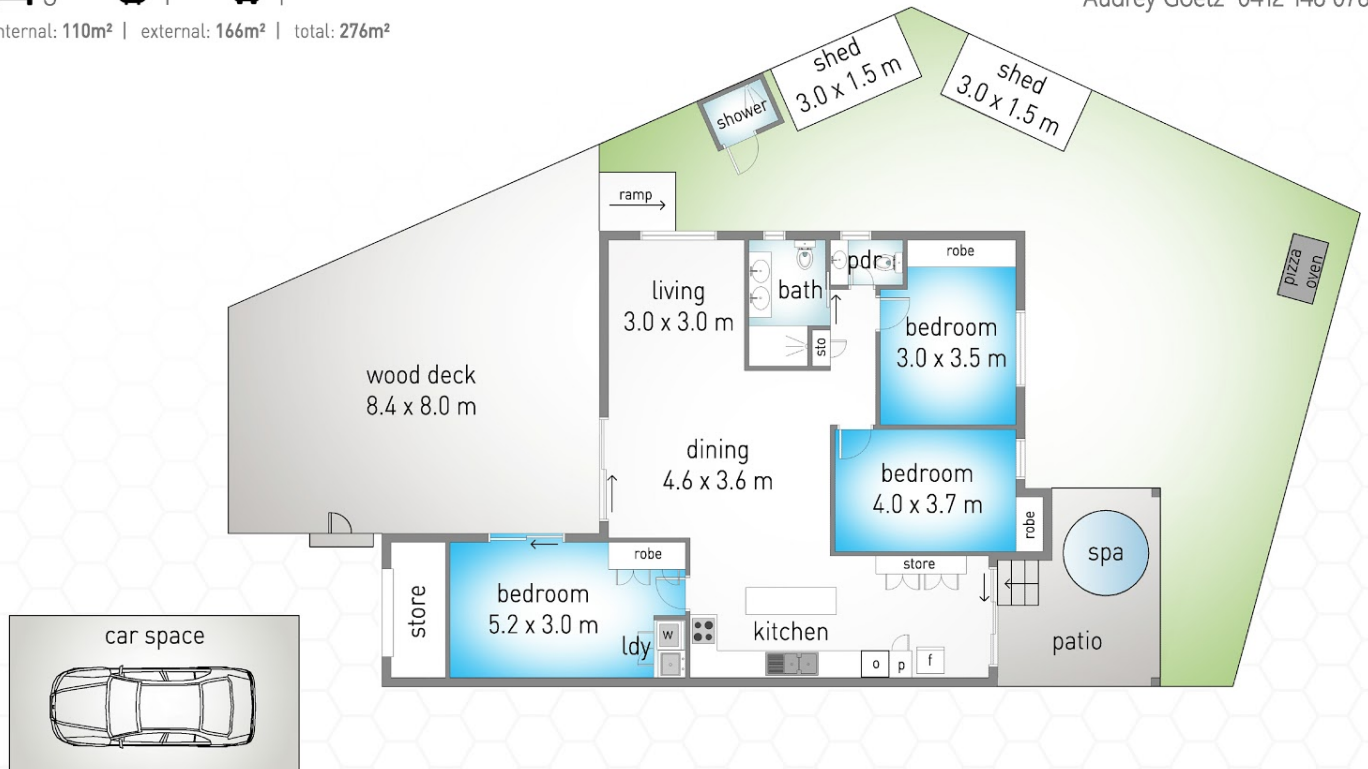
# 2/25 Galeen Drive, Burleigh Waters

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internal: 110m<sup>2</sup> | external: 166m<sup>2</sup> | total: 276m<sup>2</sup>

@realty

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Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.