



**SOLD**

## RENOVATORS DELIGHT - LOOKS CAN BE DECEIVING

This single level and solid duplex needs to be inspected to be appreciated.

The size will surprise and impress so don't judge a book by its cover they say.

Older style so open plan layout combining living, dining and kitchen. Brand new oven never used and the kitchen looks out onto the massive fully enclosed yard which is perfect for kids and pets.

Potential plus this lovingly cared for duplex is in original condition and neat and tidy so ideal opportunity to move straight in and plan the perfect renovation.

The three bedrooms are all with built in robes and there is a separate toilet and main bathroom.

There is a large laundry and so investigate the possibility of adding a second bathroom to add value.

There is a single lock up garage and additional carapace out the front. There is also a garden shed for additional storage.

Environmentally friendly and efficient with solar power and water.

Bring your tools, imagination and love of Burleigh as this is a rare chance to live close to Burleigh beach, bus transport down the road, and the popular Burleigh lifestyle with amazing cafes and restaurants.

Enjoy an active lifestyle with nearby parks, tennis courts, sporting grounds and quality schools all within walking distance.

Don't hesitate this one will be snapped up quick.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$555,000

**OPEN FOR INSPECTION:**  
N/A



**Sandra Sherratt**  
**0411298493**  
sandrasherratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)