



# SOLD

## IDEAL AS IS - RENOVATE TO LOVE EVEN MORE

Freshly painted throughout - cool and crisp this Burleigh beauty townhouse is move in ready but has potential plus to add flair and design with your own personal touch.

The open plan living, dining and kitchen is light filled and catches the breezes and boasts gorgeous warm timber style flooring and feature timber staircase leading to the quiet and peaceful retreat upstairs.

The kitchen is neat and tidy and fully functional but the opportunity exists to renovate and add value.

There is a separate toilet and laundry downstairs with endless possibilities only limited by imagination.

Enjoy indoor/outdoor flow to your own private courtyard and entertainment area. with Low maintenance and easy care of you are time poor professionals who like socialising without the hassle of upkeep them this is a winner.

Totally deceiving in size and space, the bedrooms are generous with abundant storage with large built in wardrobes in each bedroom and two large cupboards in the hallway upstairs.

Presentation perfect and prime location walking distance to famous Burleigh beach, the hip and trendy cafe culture of James St, sporting grounds ie tennis courts and football clubs to embrace an active lifestyle.

No need for a car at all with bus transport down the road and easy accessibility to 3 shopping centres including Burleigh Stockland, Robina Town Centre and Treetops Shopping Centre. For commuters minutes drive to Varsity Lakes train station and the M1. Or if you do have a car there is a secure single lock up garage with room for an additional vehicle and plenty of on street parking.

Family friendly and great starter home close to schools and childcare centres. Suitable for downsizers who understand the importance of position and potential.

Investors take note this has in the last been an investment property and achieved excellent returns for the owners when they were interstate working.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$465,000

OPEN FOR INSPECTION:  
N/A



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