

**SOLD**

**AUCTION CANCELLED .... SOLD PRIOR TO AUCTION!! STUNNING WIDE WATER VIEWS AT BEAUTIFUL BURLEIGH**

Spacious air conditioned 2 bedroom townhouse with a large media room downstairs, (potential 3rd bedroom).

Poll position on the end of a small block of 6. Great size secure fenced yard with covered courtyard off kitchen & dining area. Timber deck overlooking wide water to Burleigh. A piece of paradise, tucked away in a quiet street.

Features include -

Open plan living onto 2 private entertaining areas.

Timber look floors downstairs.

Ceiling fans throughout.

Good size laundry.

Massive media room or study downstairs, ideal for a 3rd bedroom.

2 way bathroom upstairs & practical powder room downstairs.

Solar panels.

Auto single lock up garage plus a 2nd car park at door.

Upstairs patio off master bedroom with stunning water views.

Air conditioning in both bedrooms.

Short stroll to library, sports club & cafes.

Perfect for the empty nesters or 1st home buyers, as you still have a good size yard area for pets or children.

Rates approximately \$30 pw

Water approximately \$25 pw

Body Corporate fees approximately \$49 pw

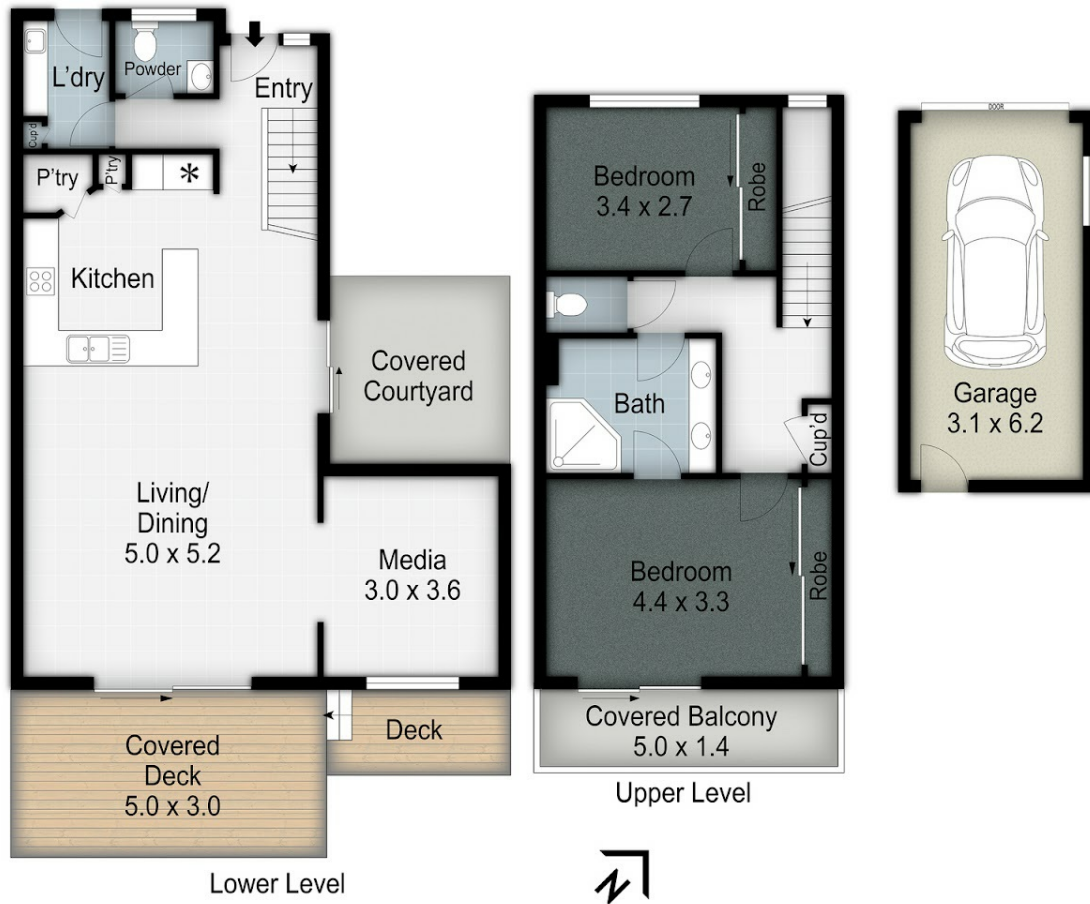
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$965,000

**OPEN FOR INSPECTION:**  
N/A



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**bird Street, Burleigh Waters**

m<sup>2</sup> | Garage: 19 m<sup>2</sup> | External: 28 m<sup>2</sup> | Apprx Total: 157 m<sup>2</sup>

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Plans shown are only indicative of layout. Dimensions are approximate.

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.

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