

12 WARRINA CRESCENT, BURLEIGH WATERS, QLD, 4220



**SOLD**

## SUN, SEA AND SECLUSION

Welcome to your dream location, situated only 4 blocks from 5th ave, Burleigh beach this quiet haven is close enough to the action but still far enough away to kick back and relax in peace and quiet in your down time.

This four bedroom home plus ensuite and sparkling pool home is waiting for you to make it your own and create a lifetime of memories.

As you enter the house, you will be greeted by a warm and inviting air conditioned living room.

The dining area is conveniently located next to the kitchen, making it the perfect spot for family meals or dinner parties. The sliding glass doors open onto a spacious covered outdoor entertaining area providing a seamless indoor-outdoor flow. Whether it's a summer BBQ or a lazy Sunday brunch around the pool, you'll have it covered! There's room for the kids to play with a good sized rear yard with a storage shed.

The air conditioned master bedroom is a peaceful retreat, complete with a sliding door overlooking the pool area, allowing the natural light to flood in, boasting a large ensuite and walk in robe.

The other two bedrooms, with built-in wardrobes and large windows to let in the sunshine. The main bathroom is modern with shower, bath tub, vanity and separate toilet. A separate laundry with storage.

Solar hot water and gas cooking. An auto single lock up garage. There is a great rear yard for the kids to play.

One of the best features of this property is its location. Burleigh Waters is a highly sought-after suburb, known for its beautiful parks, tranquil waterways, and stunning beaches. You will have everything at your fingertips, from trendy cafes and restaurants to shopping centres and recreational facilities.

Don't miss this opportunity to own a piece of paradise in the heart of Burleigh Waters. With its perfect location, spacious layout, and modern finishes, this house is a rare find. So, whether you're looking for a family home or an investment property, this house ticks all the boxes.

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

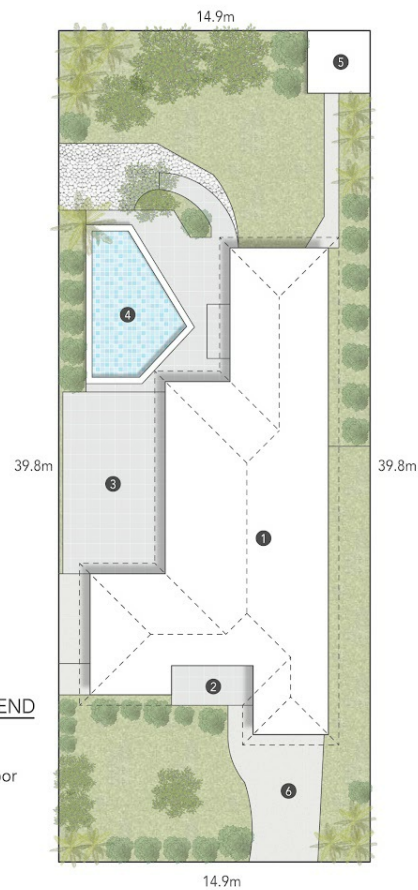
**PRICE:**  
**\$1,735,000**

**OPEN FOR INSPECTION:**  
**N/A**



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**SITE PLAN LEGEND**

- 1. Residence
- 2. Porch
- 3. Covered Outdoor Entertaining
- 4. Pool
- 5. Shed
- 6. Driveway

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**12 Warrina Crescent  
BURLEIGH WATERS**

607 m<sup>2</sup>

4 Bed

2 Bath

1 Car

Internal: 169 m<sup>2</sup>

External: 53 m<sup>2</sup>

**Total: 222 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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.