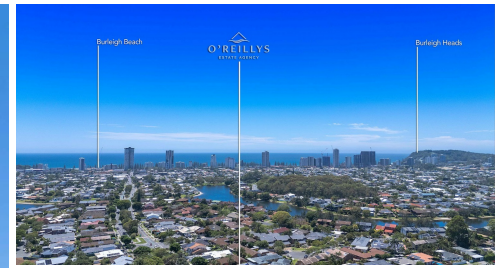


1/108 CHRISTINE AVENUE, BURLEIGH WATERS, QLD, 4220



**SOLD**

## FIRST HOME BUYERS, DOWNSIZERS, INVESTORS!!

Escape to your own slice of paradise in this charming coastal style 2-bedroom duplex nestled in the highly sought-after waterside suburb of Burleigh Waters. This well-appointed semi-detached home at 1/108 Christine Avenue offers the perfect blend of comfortable living and convenient location, making it an ideal choice for first-time buyers, downsizers, or savvy investors looking to secure a foothold in one of the Gold Coast's most desirable residential pockets.

Step inside to this freshly painted and new carpeted property to discover a thoughtfully designed layout featuring two comfortable bedrooms and a spacious lounge area, perfect for relaxing after a busy day. The single bathroom is well-positioned to serve the home efficiently, while the secure single garage provides protected parking and additional storage space. The practical floor plan maximises every square metre, creating a sense of space and flow throughout the residence.

The residence has a council approved double carport for the front of the property with plenty of room still available in yard space for entertaining; giving an awesome opportunity to add value with a potential third bedroom in the garage.

Currently featuring;

- Two well-proportioned bedrooms offering flexibility for families or professionals with built in robes.
- Single two way entrance bathroom with separate toilet, bath and shower with quality fixtures and fittings.
- Generous lounge area perfect for entertaining or quiet evenings at home air-conditioned with electronic window shutter guards throughout.
- Secure single garage with a second car space in front of the garage.
- Recently repointed and painted roofing and new guttering.
- New hot water system.
- Large internal laundry.
- Good sized fully fenced yard with side access and rear shed for storage

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

PRICE:  
**\$1,130,000**

OPEN FOR INSPECTION:  
N/A



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1 / 108 Chirstine Avenue  
BURLEIGH WATERS

2 Bed

1 Bath

1 Car


Internal: 112 m<sup>2</sup>

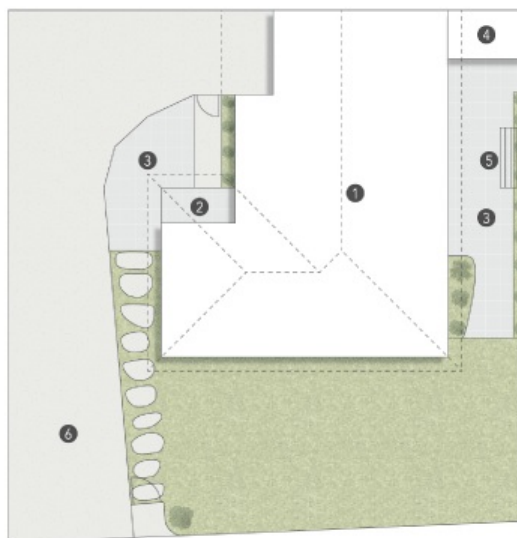
External: 29 m<sup>2</sup>

**Total: 141 m<sup>2</sup>**

Fenced Yard: 164 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

 imagescollab.



**SITE PLAN LEGEND**

1. Residence
2. Porch
3. Patio
4. Garden Shed
5. Clothesline
6. Driveway

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.