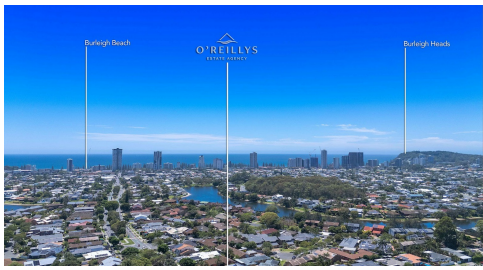
1/108 CHRISTINE AVENUE, BURLEIGH WATERS, QLD, 4220









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

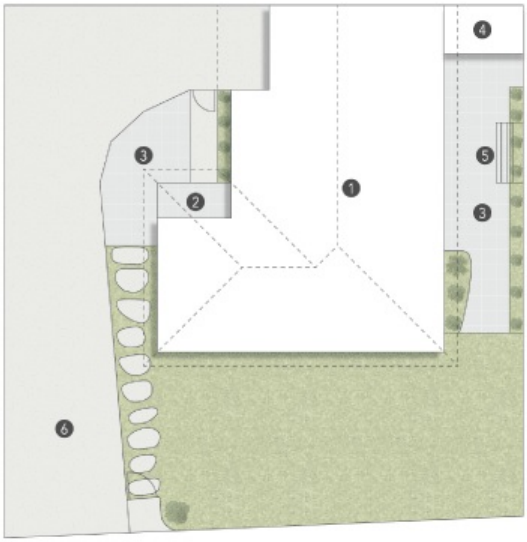
PRICE:
$1,130,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN LEGEND

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

O'REILLYS ESTATE AGENCY

Martin O'Reilly
0420 768 087

1/108 Chirstine Avenue
BURLEIGH WATERS

2 Bed
1 Bath
1 Car

Internal: 112 m²
External: 29 m²
Total: 141 m²

Fenced Yard: 164 m²

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.

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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