

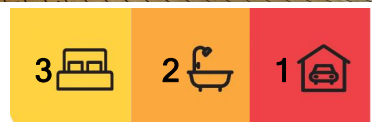


Burleigh Heads, 1/3 Fleay Court

OUTSTANDING PROPERTY IN A FIRST CLASS LOCATION

A remarkable opportunity represents itself with this impressive townhouse positioned in a small boutique Burleigh Heads complex of only 8 dwellings. Featuring beautifully high raked ceilings this property has just been freshly painted throughout internally and comes complete with a brand new kitchen and all new floor coverings which will appeal greatly to those buyers looking for something "move in ready" with minimal work required. Stockland Burleigh Shopping Centre is literally just walking distance away as well as the world renowned Burleigh Heads Beach and James Street with all of its insanely popular eateries and boutique shops it has on offer.

They say real estate is all about location and as far as locations go they don't get much better than this. Please ensure your attendance at the open home so you don't miss out on this amazing opportunity!



For Sale
Expressions of Interest

View
[ljhooker.com.au/5FGZF41](https://l.jhgc.com.au/5FGZF41)

Contact
Michael Folkard
0402 656 246
michael@ljhgc.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Nerang
(07) 5581 4422

This Property Also Includes;

Very reasonable weekly body corporate of approximately \$70

Small boutique estate of only 8 dwellings

Pet friendly subject to body corporate approval

Lower Level

Single auto garage with internal access provided to the home and additional parking space outside for other vehicles

One bedroom with its own ensuite and good size family area. A perfect arrangement for those purchasers looking for a property with a teenager retreat or to make it into a self contained granny flat for an elderly relative

Middle Level

Incredibly spacious open plan living / dining scheme which extends out to a covered alfresco area at the front of the home

Split system air conditioning installed for added comfort all year round

Brand new designer kitchen featuring all new quality appliances

Upper Level

Separate laundry

Two great size bedrooms, both with built in robes and the master with direct access to the ensuite / two-way main bathroom

Covered entertaining area at the rear looking out to the huge enclosed courtyard

Powder room for your guests

Access to the M1 and Gold Coast Light Rail provided within minutes from this super convenient location for anyone needing to commute. To enquire about this sensational property please contact Michael Folkard from LJ Hooker Gold Coast Solutions today.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.



LJ Hooker Nerang
(07) 5581 4422

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	5FGZF41
Property Type	Townhouse
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

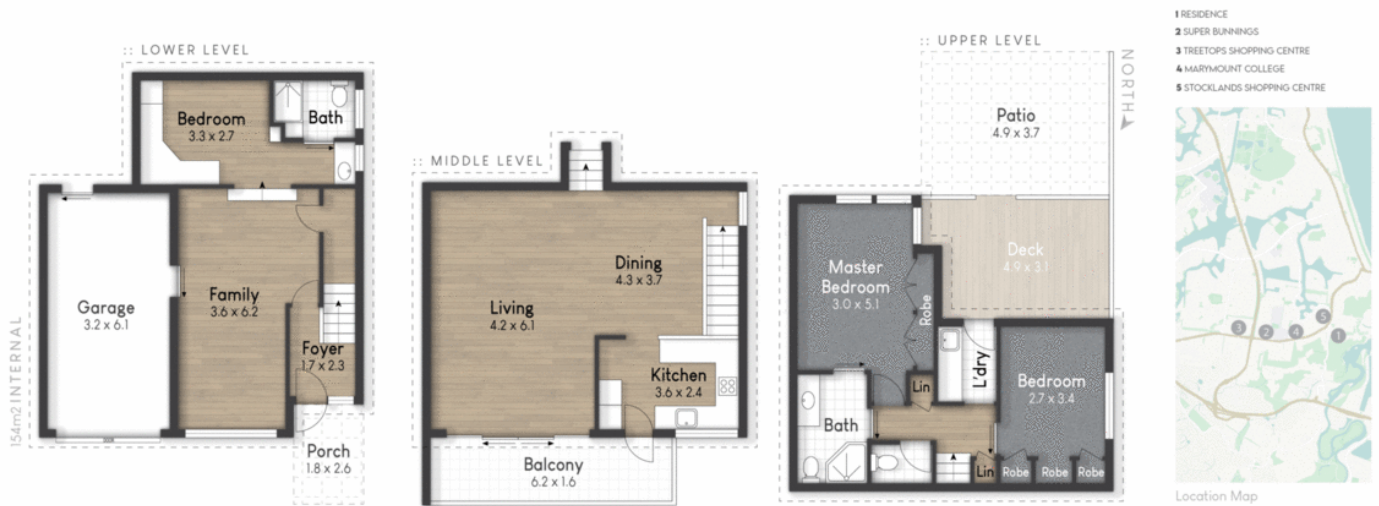
2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



LJ Hooker Nerang
(07) 5581 4422

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



1/3 Fleay Ct, Burleigh Heads

BED 3 BATH 2 CAR 2

Internal: 154 m² | External: 47 m² | Approx Total: 201 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

