



2/3 Snowgum Court, Burleigh Waters

ONE OF BURLEIGH'S FINEST DUPLEXES - SELLER READY TO RELOCATE NOW!

Perfectly positioned in a quiet cul de sac, this beautifully presented, renovated duplex offers an outstanding opportunity for first home buyers, downsizers or savvy investors seeking a low maintenance lifestyle in a highly sought after central location.

Showcasing quality finishes throughout, this move in ready home combines comfort, style and convenience, with nothing left to do but unpack and enjoy.

Property features you will love

- two generous bedrooms, both with built-in wardrobes
- spacious tiled living area filled with natural light
- separate dining area
- modern kitchen with dishwasher, ample storage and generous bench space
- renovated bathroom with separate toilet
- separate laundry
- ducted zoned air conditioning
- plantation shutters and ceiling fans

2 1 2

FOR SALE

\$1,080,000 +

VIEW

Sat 3rd Oct @ 11:30AM - 12:15PM

AGENTS

Bronwyn Knipe
0433 268 600
bronwyn@ljhookersgc.com.au

Ken McLachlan
0472 736 522
ken@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.



- vinyl planking in living areas
- motorised outdoor blinds
- 22 solar panels plus solar hot water system
- single automatic garage with internal access
- private covered rear entertaining area with a timber deck & synthetic turf
- additional front deck with wind out awning and synthetic turf
- fully fenced front yard with PVC fencing and gate
- outdoor shower
- completely low maintenance gardens
- cul de sac location

Outgoings:

- Rates: \$2,229.32 per year
- Shared water: approx \$1,484.80 per year
- Shared Building Insurance per duplex \$1,378.69 per year

NO BODY CORPORATE FEES JUST SHARED BUILDING INSURANCE

Conveniently located just five minutes from North Burleigh Beach and Varsity Lakes train station, this home offers easy access to public transport, major amenities and lifestyle attractions. Treetops Shopping Centre is only moments away and features Coles, a pharmacy, medical centre, bakery, cafes, hairdresser and a variety of takeaway and restaurant options. Enjoy your morning coffee/brunch at the popular Home Plate Kitchen or dinner and cocktails at Tamero Pizza & Cocktails, both within easy walking distance.

Families will appreciate the excellent school catchments, including Caningeraba State School, Miami State High School and the highly regarded Marymount College.

Offering an exceptional combination of location, lifestyle and low maintenance living, this is a property you won't want to miss.

Please call Bronwyn Knipe on 0433 268 600 or Kenneth McLachlan on 0472 736 522 for further details or to arrange a private inspection.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID	1X1ZF47
Property Type	DuplexSemi-detached
House Size	115 m2
Including	Air Conditioning
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels

Bronwyn Knipe 0433 268 600

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