







2/4 Greenleaf Close, Burleigh Waters

STYLISH, RENOVATED DUPLEX WITH HUGE BACK YARD

INSPECTION BY APPOINTMENT ONLY

Tucked away in a quiet cul de sac in the heart of Burleigh Waters, this beautifully renovated duplex delivers the perfect combination of style, space and convenience.

Fresh, modern and ready to move straight into, the home features two well proportioned bedrooms, a beautifully renovated bathroom and light-filled living spaces that flow effortlessly to the outdoors.

A real standout is the generous, fully fenced backyard - offering an impressive amount of outdoor space rarely found in duplex living. Complete with an undercover entertaining area and garden shed, there is plenty of room for children and pets to play, weekend BBQs or simply relaxing and enjoying the Gold Coast lifestyle.

Features you will love

- 2 bedrooms (both with built-in wardrobes)
- modern bathroom with free-standing bath
- separate toilet
- laundry

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.

2 1 3

FOR SALE
Offers From $1,000,000

VIEW
Sat 21st Nov @ 12:15PM - 1:00PM

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

LJ Hooker

- master bedroom with access to bathroom
- kitchen complete with island bench, dishwasher, induction cooktop, ample bench space and cabinetry
- hybrid flooring in living areas
- carpet in bedrooms
- air conditioning & ceiling fans
- open plan living
- large fenced private back yard
- undercover entertainment area
- garden shed
- separate water meter
- single garage with internal access
- additional off street parking for 2 cars
- cul de sac location

NO BODY CORPORATE FEES JUST SHARED BUILDING INSURANCE

Rates: $2,587.20 per year

Water: $1,901.64 approx per year

Shared Building Insurance: $1,721.34 per duplex per year

PEST AND BUILDING REPORTS ARE AVAILABLE UPON REQUEST
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.

If you are looking for a stylish, low maintenance home in a great location... look no further!

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	1X9CF47
Property Type	DuplexSemi-detached
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced







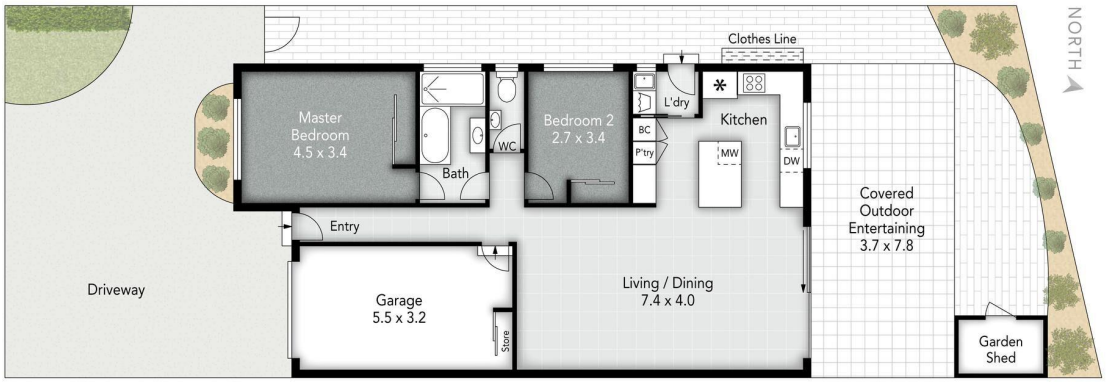




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LJ Hooker
Southern Gold Coast

Bronwyn Knipe
0433 268 600

2 / 4 Greenleaf Close
BURLEIGH WATERS

2 Bed
1 Bath
1 + 1 Car

Internal: 111 m²
External: 29 m²
Total: 140 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

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