

5 Oriole Court, Burleigh Waters

SURE TO IMPRESS - CHARMING HOME IN BURLEIGH WATERS

Auction Location: On Site




New to the market is this charming single level home, perfectly positioned in a quiet cul de sac in the heart of Burleigh Waters. Offering comfort, convenience and an easy care lifestyle, this beautifully presented residence is ideal for families, downsizers or savvy investors alike.

Boasting light-filled interiors and a functional floor plan, the home features spacious living and dining areas seamlessly flowing out to an outdoor entertainment area by the pool.

Features you will love

- 3 bedrooms
- 2 bathrooms
- master with ensuite & walk in robe
- modern kitchen with dishwasher, oven & cooktop
- open plan living and dining spaces
- courtyard perfect for outdoor entertaining
- low maintenance gardens
- in ground pool

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.

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AUCTION

Sat 13th Jun @ 2:00PM

VIEW

Sat 23rd May @ 10:30AM - 11:15AM

AGENTS

Bronwyn Knipe

0433 268 600

bronwyn@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast

(07) 5534 4033

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- covered patio area
- extra storage space
- air conditioning and ceiling fans
- auto double garage with internal access
- solar hot water & solar panels
- garden shed

Rates: \$2,405.42 per year

Water: \$962.52 approx per year

BUILDING AND PEST INSPECTION REPORTS AVAILABLE UPON REQUEST

Owner is highly motivated to sell and will consider offers prior to auction.

This home is set in a highly sought after central location and in catchment for highly desired schools including Caningeraba State School, Miami State High School and Marymount College. Stockland Shopping Centre, Burleigh Heads beach, James St cafes, boutique shopping and dining precinct are just minutes away. Public transport easily accessible and the M1 motorway just minutes away for commuting north or south.

A fantastic opportunity to secure a peaceful lifestyle in one of the Gold Coast's most desirable suburbs.

Please call Bronwyn Knipe on 0433 268 600 for further information or to arrange an 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	1WQWF47
Property Type	House
Land Area	433 m2

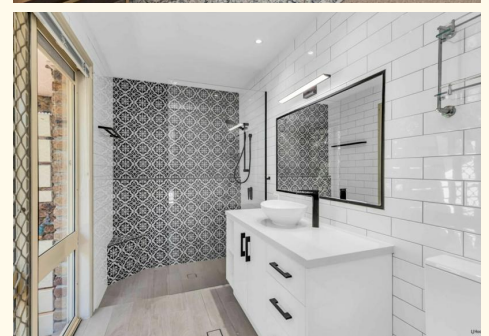
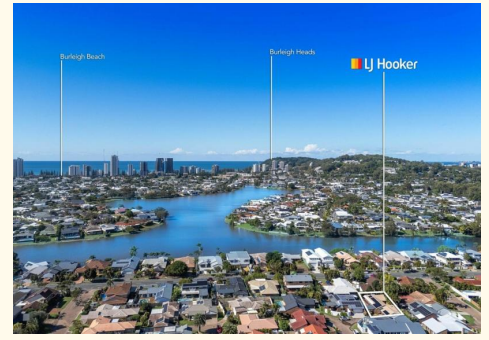
Bronwyn Knipe 0433 268 600

Sales and Marketing Specialist | bronwyn@ljhookersgc.com.au

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Bronwyn Knipe
0433 268 600

**5 Oriole Court
BURLEIGH WATERS**

433 m²

3 Bed

2 Bath

2 Car

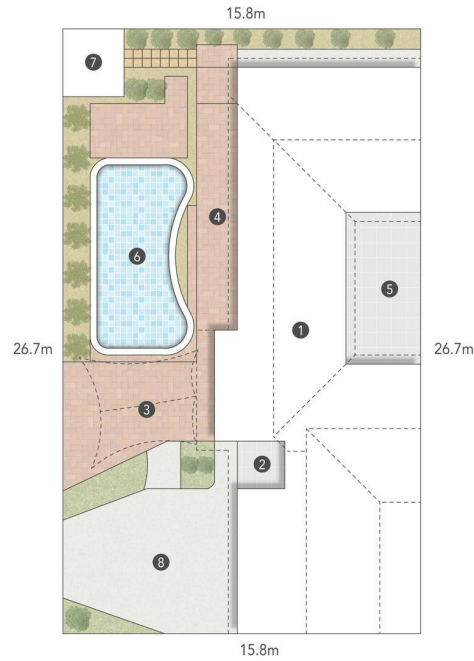
Internal: 177 m²

External: 74 m²

Total: 251 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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SITE PLAN LEGEND

1. Residence
2. Porch
3. Outdoor Entertaining
4. Covered Patio
5. Courtyard
6. Pool
7. Shed
8. Driveway