



6/18 Bottlewood Court, Burleigh Waters

TOWNHOUSE WITH LOW BODY CORPORATE FEES - THURS OPEN HOME CANCELLED

Offering modern living in an incredibly convenient location, this fantastic 2 storey townhouse is one you won't want to miss.

Positioned within a boutique complex of just 26 residences, the home has been thoughtfully updated throughout with hybrid flooring, new kitchen, updated separate laundry, generous indoor/outdoor living and features low maintenance appeal. Ideal for first home buyers, downsizers or investors, simply move in and enjoy.

With two separate fenced and private outdoor areas, there is plenty of space to entertain, relax or enjoy the Gold Coast lifestyle in privacy.

Features you will love:

- 3 bedrooms with built-in wardrobes
- master bedroom with ensuite
- 2 bathrooms plus downstairs powder room
- modern renovated kitchen with stone benchtops, dishwasher and ample storage
- hybrid flooring throughout

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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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033



- spacious open plan living and dining
- two fenced, private outdoor courtyard paved areas
- air conditioning and ceiling fans
- under stair storage
- separate updated laundry
- 2 outdoor wind out awnings
- auto single garage with internal access
- additional parking space on the driveway
- low body corporate fees
- pet friendly, subject to body corporate approval
- boutique complex of only 26 residences

Rates: \$2,491.32 per year
 Water (shared): Approx. \$1,146.64 per year
 Body Corporate: Approx. \$48.79 per week

PEST & BUILDING INSPECTION REPORTS AVAILABLE UPON REQUEST

The location is hard to beat. Treetops Shopping Centre, Bunnings and Home Plate Kitchen Cafe are all within easy walking distance, while the golden sands of Burleigh Beach are approximately five minutes drive away.

Varsity Lakes train station and the M1 are also close by, providing easy access north and south. Families will appreciate being conveniently located near Marymount College and within the Caningeraba State School and Miami State High School catchments.

An inspection is sure to impress.

For further information or to arrange a private inspection please call Bronwyn on 0433 268 600 or Kenneth on 0472 736 522.

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 1X67F47
 Property Type Townhouse

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