

**1/18 Bottlewood Court, Burleigh Waters, Qld 4220**



**Townhouse For Sale**

Tuesday, 7 May 2024

1/18 Bottlewood Court, Burleigh Waters, Qld 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jag Singh

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## By Negotiation

Step into this freshly renovated haven where comfort and style converge on this end positioned townhome with only one adjoining neighbour. The entire townhouse has been treated to a fresh coat of paint and brand-new carpeting, providing a pristine canvas for your Gold Coast lifestyle. The heart of this home is the lounge/dining and kitchen area, seamlessly extending to the fully fenced outdoor entertainment space. Here, a recently replaced deck and roof set the stage for year-round gatherings, offering the perfect backdrop to enjoy the Gold Coast's beautiful weather. Convenience is key with a remote-control garage door and internal entrance, ensuring effortless access to your abode. Situated within walking distance to Treetops Shopping Centre, schools, restaurants, and public transport, and just a short drive to the iconic Burleigh Beach, this tightly held complex promises the lifestyle of which you have been dreaming. This meticulously maintained property features three spacious bedrooms, all equipped with built-in robes, along with two full bathrooms and a powder room downstairs. The auto lock-up garage, extra car space, and visitors parking provide ample room for vehicles. The kitchen is a delight, offering generous proportions for culinary endeavours. Enjoy peace and tranquillity in this whisper-quiet cul-de-sac location, nestled within a small complex backing onto parklands. Outdoor living is a pleasure with the rear courtyard providing ample space for entertaining. Additional features include a separate laundry, plenty of storage, and the assurance of security screens and new lighting fixtures throughout. Do not miss your chance to acquire this lovely townhouse, where comfort, convenience, and coastal living converge seamlessly. Featuring:- 3 bedrooms (all with built-in wardrobes)- 2 bathrooms (ensuite to master)- additional toilet downstairs- open plan tiled living areas- kitchen complete with granite benchtop - separate laundry- air conditioning in living room and Master Bedroom- ceiling fans throughout bedrooms- auto single garage- additional allocated car space on driveway- fenced back yard with side gate access- newly replaced timber deck and patio roof- Currently tenanted until January 2025- Council Rates: \$1,196.00 per 6 months- Body Corporate approximately \$595.00 per quarter. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please note the following when attending our open homes: "The attendee acknowledges that at all times while attending the open home/inspection they do so at their own risk and that the attendee (and other people in the care and control of the attendee) will not hold the owner, agent or any of their employees, contractors or agents liable for any personal injury, death, loss, theft or damage to their personal property, whether caused by the negligence of the owner, agent, their employees, contractors or agents, howsoever caused."