

**1/57 Treeview Drive, Burleigh Waters, Qld 4220**



**Duplex/Semi-detached For Sale**

Wednesday, 8 May 2024

1/57 Treeview Drive, Burleigh Waters, Qld 4220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Lee McFarlane

0755531100

## Auction

Welcome to your serene sanctuary in a tranquil family-friendly neighborhood. Nestled on a quiet street, this charming duplex boasts an East-facing orientation, ensuring refreshing mornings and cozy evenings. Step inside to discover two generously-sized bedrooms adorned with built-in robes and ceiling fans, master with split system, offering comfort and convenience. The spacious living area bathes in natural sunlight, creating an inviting ambiance for relaxation and entertainment. Your renovated kitchen awaits, showcasing marble benchtops, sleek stainless steel appliances and ample storage, making meal preparation a delight. Indulge in rejuvenating baths or quick showers in the well-appointed renovated bathroom featuring a shower, bath and a mirrored vanity, with separate toilet. For added convenience, a separate laundry provides direct access to the outdoors. Outside, the low-maintenance gardens beckon, offering tranquility and space for outdoor activities. With plenty of grassed area, it's the perfect playground for kids to explore and play. Welcome home to effortless living in this beautifully appointed duplex, where comfort, convenience, and charm converge seamlessly.

Property Features:- East-facing low maintenance flat level duplex- Two great sized bedrooms and additional rumpus room with built in wardrobes and ceiling fan- Additional storage located at the front of the rumpus room via the roller door - Split system air-conditioning located in open plan living area and master bedroom- Renovated kitchen, with a timeless black and white color scheme with marble benchtops, with stainless steel appliances and plenty of storage space- Freshly painted exterior, on ceilings and walls - Alfresco area overlooking the gardens- Renovated marble look bathroom, with shower, bath and mirrored vanity, with separate toilet- Separate laundry with direct access to outside- Security screens and doors- 3x3m garden shed - Herb garden - Pet friendly Outgoings: Water: \$526 per quarter Council: \$555 per quarter Shared insurance: \$26 per week

A short drive to the beach, Caningeraba State School, Varsity College and Bond University, plus plenty of shops and trendy cafes; Treetops Shopping Centre, Christine Corner, Aldi, Cafe on South Bay, Home Plate kitchen and a short walk to Frascott off leash dog park, it's the perfect location to enjoy all that the Gold Coast has to offer.

This property is being sold by auction or 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.

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements