

# 1/63 Treeview Drive, Burleigh Waters, Qld 4220

## Duplex/Semi-detached For Sale

Wednesday, 22 May 2024

1/63 Treeview Drive, Burleigh Waters, Qld 4220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Maarten Gravendyk

## Offers Over \$850,000

Conveniently located just a short walk to Treetops Shopping Centre, this spacious 3-bedroom duplex is ideal for first home buyers, people downsizing or the investors. Packed with value, you will love large internal living space, sunny kitchen, massive 3rd bedroom and the off street parking for 2 or more cars is perfect for those with a boat or trailer. There are endless possibilities to add value and put your very own interior design skills into action! Features Include:- 3 bedrooms - 1 bathroom- Separate toilet- Air-conditioned lounge and master bedroom- Double carport plus extra off-street parking - Spacious and sunny lounge room - Large fully equipped kitchen plus separate dining room- Laundry has easy access to the back yard- Brick veneer construction - 1987 approx- Covered outdoor pergola/ BBQ area - grassy area for kids and pets.- No body corp fees – only building insurance \$2,485 divided 2 - \$1,242.50 per duplex- No stairs – perfect for the downsizer- Currently rented until 30 July 2024 - \$600 week- Rates \$2600 approx. year. Location Features: - Family friendly neighbourhood of Burleigh Waters – quiet street- Use the cycle way to ride bikes to schools, shops, Bond University and more!- Elevated above any predicted flood levels 1/200 year (Ref. GCCC)- 10-minute Flat easy walk to Coles and Treetops Shopping Centre- 10-minutes to your favourite takeaways Zambrero, subway, sushi, Maccas, Red Rooster plus more!- 700m discover Tamero wood fire Pizza and Home plate kitchen café for the lovers of quality coffee- 5 minutes to Burleigh Heads – dining, surfing plus more.- Frascott park (walking tracks, playground, bbq, dog park)- Caningeraba State Primary School catchment P-6- Miami State High School catchment 7-12- 10-minute drive to Robina Town Centre, Bond University, Hospital and Train station.- 15 minutes to Broadbeach - Pacific Fair Shopping Centre, The Star Casino Gold Coast, convention centre and mall- 1 hour to Brisbane CBD north and 1 hour to Byron Bay south We expect a lot of interest - so if you are looking for well-built home with a fenced yard, no stairs and no body corp fees this home is a must see! Call Now!