

**1/7 Birt Avenue, Surfers Paradise, Qld 4217**



**Sold Duplex/Semi-detached**

Saturday, 4 May 2024

1/7 Birt Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Glen Williams

0755381555

**\$1,421,000**

This is a fantastic opportunity to own well designed three bedroom duplex with a dedicated study area that is located on a corner in the highly sought after Budds Beach precinct. This duplex has a large and private grassed courtyard with enough room for a pool if desired.\*Three spacious bedrooms with air-conditioning and high ceilings\*Three separate living spaces (one can be used as a study area)\*Huge master bedroom with large ensuite and walk-in robe\*Beautiful oak flooring upstairs living and main bedroom\*Large double lock-up garage with rear access and a non shared driveway \*Private and versatile courtyard plus undercover entertainment area\*20 X 330watt Q Cell panels giving 6.6Kw and an ABB 5kw inverter\*Security alarm system installed - link to mobile device or back-to-base\*Walk to Surfers Paradise CBD, surf beach, Bumbles Café, parks and light rail\*Be sure to view beforehand or attend the auction as this will definitely be sold!Last 6 monthly council rate notice was \$1,299.15Last quarterly water rates notice was \$653.09Body corporate is \$2,000.00 per annumDisclaimer:In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. 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.