

1/96 Christine Avenue, Burleigh Waters, Qld 4220



Duplex/Semi-detached For Sale

Thursday, 22 February 2024

1/96 Christine Avenue, Burleigh Waters, Qld 4220

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Bronwyn Knipe
0433268600

Auction

Auction Location: Onsite Welcome to your new home at 1/96 Christine Avenue, Burleigh Waters. This charming duplex gracing the market for the first time in 28 years epitomizes a low maintenance lifestyle within easy reach of the beach. Features on offer- Two bedrooms (both with built-in wardrobes)- Bathroom with separate toilet- Kitchen adjacent to dining area- Open plan lounge & dining room with air conditioning- Separate laundry- Private undercover entertainment area- Solar hot water & solar panels- Single auto garage with internal access- Extra car space on driveway- Fully fenced yard with colourbond/brick fencing- Pet friendly- No body corporate fees (just shared building insurance) Council Rates: \$1,957.92 approx per year Water Rates: \$1,040.72 approx per year Shared Building Insurance: \$851.40 approx per year MOTIVATED SELLER - OFFERS ENCOURAGED PRIOR TO AUCTION Situated within walking distance or a short bike ride to Burleigh Beach, a licensed sports club, tennis courts & the famous Paddock Bakery. Public transport & the local shops are at your doorstep. Just a short drive to Stocklands Shopping Centre, Varsity train station, Bond University & Robina Town Centre. This home is a rare & unique opportunity in Burleigh Waters. Perfect for the downsizers, first home owners & pet lovers. Be sure to add this to your must inspect list. For further information or to arrange a private inspection, please call Bronwyn on 0433 268 600. Auction Sunday 10th March 2024 10:00am Onsite Price Disclaimer: This property is being sold by way of auction & therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Disclaimer: 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.