

11/170 Bardon Avenue, Burleigh Waters, Qld 4220



Sold Villa

Friday, 8 September 2023

11/170 Bardon Avenue, Burleigh Waters, Qld 4220

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Villa



Chris Laws

0449074644

\$565,000

Discover the allure of this exceptional over-50's community, where fun living meets tranquillity. Nestled behind Burleigh Golf Links and Pizze Park, a short drive away from Pacific Fair, Burleigh Bears, and Burleigh Beach - everything you desire at your doorstep! Amidst serene lakes, a scenic canal, and lush bushland, this villa offers an idyllic retreat with breathtaking water views and picturesque walking trails. With meticulously manicured gardens and sprawling lawns, this corner villa on a single level stands out head and shoulders above the rest in this remarkable over-50's complex. Complete with a lock-up garage, the ample facilities and welcoming ambiance make this your perfect home. So, stop dreaming and start living! Situated on nearly 14 acres of pristine land, this highly sought-after villa in the Miami over-50's Village won't stay on the market for long. These properties are in high demand, so act swiftly. Perfectly suited for savvy investors or those seeking a downsized and active lifestyle, this property offers a wealth of recreational amenities. Enjoy a heated pool, tennis court, caravan parking, BBQ areas, a community hall with a library filled with books and games, and convenient Surfside bus stops right within the complex. Boaters will appreciate the pontoon and slipway leading to Dunlop Canal and the Broadwater. With a central location providing easy access to all Gold Coast's amenities, you can leave your car at home and hop on public transport to explore local beaches, Shopping Centres, and restaurants. The Surfside bus is right at your doorstep. This location is close to schools, local shops, gourmet cafes, Burleigh Beach, the golf course, and the upgraded Pizze Park community leisure area. Plus, there's on-site storage for your boat and caravan on managers approval. Miami Village is a highly sought-after over-50's sanctuary, and this property offers: Arguably one of the best position in the complex, stunning lake, bush, tennis court and pool views Single-level living in a corner villa, freshly updated in an outstanding position Open-plan layout with a charming, updated kitchen Two spacious bedrooms. Master with air conditioning Plus, an extra air conditioner in the living room and ceiling fan in 2nd bedroom Separate toilet and a spacious bathroom with laundry facilities North-East facing enclosed patio overlooking lush greenery and water views Private exterior clothesline Complex has low-maintenance gardens expertly cared for by the complex Secure lockup garage with remote access On-site campervan and boat storage area (subject to manager approval) Pontoon and slipway on the property leading to Dunlop Canal and the Broadwater A stunning tree-lined entrance driveway with serene lake views Beautifully landscaped gardens maintained by the complex Low body corporate fees Pets not accepted only on approval subject to body corporate Please note, this is an over-50's village only Additional Information: Rates: Approximately \$917 for 6 months (Pensioner and subsidy rates may be approximately \$719 for 6 months) Water: Approximately \$338 per quarter Body Corp: Approximately \$72 per week Approximately 134 units in the complex Built in 1981 Please note, this is an over-50's village only, and only those over 50 can buy or rent in this complex. Embrace a life of comfort and leisure. Call now to arrange a viewing Advertising Disclaimer: You are advised that while every effort has been made to ensure the accuracy of information herein is true, accurate and obtained from reliable sources and is for general information only. Realty Blue Pty Ltd, and its director, offices, employees, agents, vendors, and related entities are not responsible for and disclaims all liability and responsibility, including for negligence, for errors, for omissions or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein and must instead satisfy themselves by inspection or otherwise.