

# 11 Torres Court, Burleigh Waters, Qld 4220

## House For Sale

Tuesday, 7 May 2024



11 Torres Court, Burleigh Waters, Qld 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Danny O'Donnell  
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## Offers over \$1,495,000

First time offered to market in 22 years, our sellers have committed elsewhere, and this much-loved family home must be sold. Desirably positioned in a peaceful cul-de-sac in sought after Burleigh Cove, this elevated home captures views to Burleigh skyline and is conveniently located an easy walk to Stocklands Shopping Centre and minutes to Burleigh beach. Offering a comfortable floorplan with two separate living areas and a spacious sunroom, this three bedroom, two bathroom home is perfect for families, investors or downsizers looking for a low maintenance home close to everything Burleigh has to offer. Property Features:

- Three bedrooms with built in robes
- Two bathrooms plus powder room
- Master features ensuite, walk in robe and direct access to patio
- Two separate living areas
- 2.6m high ceilings throughout
- Modern kitchen features breakfast bar and dishwasher
- Spacious enclosed sunroom
- Alfresco patio area with room for a plunge pool
- 1 x split system air conditioner and ceiling fans throughout
- Separate laundry with ample bench space
- 2000 L water tank
- 4kW solar power system
- Low maintenance gardens
- Double lock up garage with internal access
- Shade sail over driveway with ample off-street parking
- 544m<sup>2</sup> block in a quiet cul-de-sac
- Elevated position captures views of the Burleigh skyline

Location Highlights:

- 200 metres to local park with basketball court
- 500 metre walk to Stocklands shopping centre via shortcut pathway
- 550 metre walk to Marymount College back oval entrance
- Minutes to Burleigh beachfront, James Street precinct and an array of restaurants & cafes

Contact Danny O'Donnell on 0411 401 698 to arrange an inspection. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.