

# 13 Casablanca Court, Burleigh Waters, Qld 4220

## House For Sale

Thursday, 13 June 2024

13 Casablanca Court, Burleigh Waters, Qld 4220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 458 m2**

**Type: House**



Ryan Deague  
0408433828



Wayne Foster  
0473817780

## Auction

**Auction Location:** Onsite **Auction Saturday 29th June 2024 1:00pm Onsite** Discover this recently renovated double storey, 4-bedroom plus study home at the end of a peaceful cul-de-sac and surrounded by parkland. This home has been designed with family in mind and blends practicality with contemporary style and liveability. The home is flooded with natural light and combined with hybrid flooring creates a warm and welcoming feel when you open the front door. The modern and fresh kitchen and island breakfast bar boast stone benchtops and high quality appliances. Sitting at the heart of the home it overlooks the relaxed open plan dining and living area. There is also an oversized separate lounge room perfect for family movie nights. The covered outdoor entertaining area is ideal for alfresco dining and summer barbecues, set against the backdrop of your large inground pool. Four generously sized bedrooms with leafy outlooks plus a study ensures everyone has their own space. Two full bathrooms plus an additional powder room meets the needs of a busy household. The main bathroom has been renovated to a high standard and features floor to ceiling tiles, free standing bath and separate shower. Nestled at the end of a quiet cul-de-sac, the property adjoins serene parkland, perfect for kids to explore and play. Located within the Caningeraba State School catchment and close to Marymount College, it ticks all the family boxes. Just 5 minutes from the world-renowned Burleigh Beach, James Street's fine dining, cafes, shopping, and the major Stocklands Shopping Centre. Don't miss the chance to make this stunning property your own. Act now, as this property is going to auction soon! Offers encouraged prior to Auction.

**Key features-** North facing backyard- Quiet cul-de-sac- Double Storey 4 bedroom 2.5 bathroom well positioned in the Heart of Burleigh Waters- Renovated Kitchen with stone benchtops and island breakfast bar- Two indoor living areas- Large sparkling inground pool- Covered outdoor entertaining areas- Double automatic lockup garage with internal access- Separate Large Laundry - Ultimate Parkland lifestyle- Solar Powered Electricity including hot water Walking distance to;- Stockland Major Shopping Centre 10 mins walk - Medical on Burleigh 10 mins walk - Burleigh Beach- Marymount College & Caningeraba State School- James Street Precinct in Burleigh Heads- Public Transport - Parks and playgrounds

**Auction Details:** **Date:** 29th June **Time:** 1:00 PM **Location:** Onsite **Offers encouraged prior to Auction.** For more information or to schedule a private viewing contact Ryan or Wayne. Ryan Deague 0408 433 828 Wayne Foster 0473 817 780

**Price Disclaimer:** This property is being sold by way of auction and 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.