

13 Dunlin Drive, Burleigh Waters, Qld 4220



House For Sale

Tuesday, 30 January 2024

13 Dunlin Drive, Burleigh Waters, Qld 4220

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Karyn O'Dea
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Submit Offers on or Before 11th February 2024

It is Team Karyn O'Dea's absolute pleasure to introduce to the market 13 Dunlin Drive, Burleigh Waters. This fully fenced, East-facing property boasts significant dual living potential and features a captivating undercover entertainment space. With the added convenience of a nearby bus stop at your doorstep, providing seamless connectivity to the beaches and beyond, this property is a must see!

KEY FEATURES:

- Stay comfortable year-round with a split air-conditioning system in the living area.
- Living area flows into generous dining area.
- Updated kitchen featuring a convenient dishwasher drawer and ample storage.
- Three generous carpeted bedrooms complete with ceiling fans.
- Master bedroom boasts a built-in wardrobe, split air conditioning, ceiling fans, and an ensuite.
- Converted garage offers a spacious rumpus room, a large bedroom, and a versatile multi-purpose area. Plumbing is in place for potential shower or kitchen installations.
- Spacious bathroom equipped with a bath and shower.
- Separate powder room.
- LED downlights and ceiling fans.
- Covered entertaining area flowing seamlessly to large grassy area for the pets and kids to play.
- Patio entertainment space with a large garden shed.
- Keypad door access
- Security screens
- Solar panels, 14 in total
- Fully fenced colour bond fencing surrounding the property not only enhances security but also contributes to the overall aesthetic appeal of the property.
- Enclosed carport
- Both front and back gardens are designed with ample space, allowing for the potential addition of a pool to complete this well-rounded and accommodating property.
- Approximate council rates per year: \$2,788
- Approximate water rates per year (excluding usage): \$1,016
- Rental return appraised at \$ 1,250 - \$1,300 per week.

Conveniently situated in a prime location, this property offers easy access to Caningeraba Primary School, Burleigh Heads State School, Stocklands Shopping Centre, Christine Corner, James Street, The Village Markets, and the world-renowned Burleigh Beach. For further details or to schedule a private inspection, please contact Karyn O'Dea at 0402 005 706.