

**18 Harrier Drive, Burleigh Waters, Qld 4220**



**Sold House**

Friday, 25 August 2023

18 Harrier Drive, Burleigh Waters, Qld 4220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 840 m2**

**Type: House**

**\$1,701,000**

Entry level Waterfront in Burleigh Waters does not get better than this. This original brick and tile home on a large 840sqm block boasts just under 20m worth of canal frontage with water views from both of your living areas, kitchen, dining and master bedroom. Throw a line out from your back fence, watch your kids' fish from their tinny or go for a paddle board alongside the resident swans. A blank canvas with the perfect floorplan and the ability to make your own. With endless possibilities, this property is ripe for renovation or redevelopment into the dream home you've always wanted while affording you the ability to live in while you plan. Just walking distance to Caningeraba school (400m), Christine Corner (1.1km) and less than a 10 minute bike ride to Burleigh Beach and popular boutique shopping, café and dining precinct James Street, this property is sure to give you the Burleigh lifestyle you and your family has always dreamed of. This property accommodates perfectly for owner occupiers, developers and investors looking to build, or land bank and capitalize on the extensive growth and development Burleigh Waters has already encountered and is still yet to come.

Featuring: Huge 840sqm block 19.8m water frontage East facing The ability to have your own 'beachfront' 4 bedrooms total Master bedroom with ensuite and WIR (water views) Water views from living, dining/rumpus, kitchen, master bedroom and patio Covered patio overlooking pool and water with ample room for entertaining Separate laundry Double garage with automatic doors & shade sail in front Room in front of garage for off street parking with potential to add a car port & convert garage Fully fenced yard with garden shed 400m to Caningeraba State School 450m to Bus stop 1.1km to Christine Corner 2.5km to Burleigh Beach 2.5km to Stockland Burleigh Heads Shopping Centre 2.5km to Treetops Shopping Village 2.6km to Miami One Shopping Centre 2.9km to James Street Shopping & Dining precinct 3.4km to Burleigh Hill / Nature walking trails 24mins to Gold Coast Airport

**AUCTION: Friday the 15th of September – if not sold prior Time: 1:00pm Venue: On site Terms: 5% Deposit payable on the day, strict 42 Day Settlement \*\*Offers prior encouraged \*\*Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. \*\*We have in preparing this information used our best endeavors 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 inquiries to verify the information contained herein.**