

**2/22 Birt Avenue, Surfers Paradise, Qld 4217**



**Villa For Sale**

Wednesday, 27 December 2023

2/22 Birt Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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## New To Market

The ultimate in style and luxury. This amazing 3-bedroom ensuite Tuscan style villa situated in this premier position facing North and only metres to Budds Beach is a must to inspect. Presentation plus with room to move. Private and secure, this villa is more like a home with your own separate entrance. Enjoy a massive private entry level courtyard with exotic timber decks giving you a feeling of relaxed beach style living. On entering this stunning, elegant villa, you will be amazed with the design, featuring a separate entrance foyer, Large open plan living with separate formal dining and family areas, a dream kitchen with breakfast bar, 90cm gas stove, fully integrated dishwasher, 2 pyrolytic ovens, and Bosch appliances. This villa is the ultimate entertainer with amazing indoor/outdoor entertaining areas. Private and secure with front, side, and rear courtyards - all low maintenance with room to move. Vogue styling this villa has been completely renovated and presents as new throughout. Clever in design, this stylish villa has 3 separate bedrooms, including an upstairs master with a designer ensuite and walk in wardrobe. The old cliché Position Position Position is apt, as the home faces north in one of the best streets in Budds Beach. This villa has the wow factor, and an inspection is guaranteed to impress. - Tuscan style luxury villa - North aspect skyline views - Presentation plus exotic finishes throughout - Built in office and Bar - Bosch appliances - Separate air conditioners throughout - Designer kitchen with breakfast bar - 2.7-metre-high ceilings - Crim Safe security screens - Electric fireplace - Back to base security and intercom - Double lockup garage + onsite parking for 2 cars - Quality & style with Vogue finishes throughout - Room to move, multiple living, family, and dining spaces - 3 oversized bedrooms, mater with designer ensuite + walk-in wardrobe - Located in Budds Beach - premiere inner-city beach style living - Close to the heart of Surfers Paradise - Quiet + Peaceful Budds Beach is Surfers Paradise's best kept secret. It offers the ultimate in relaxed Gold Coast living whether you enjoy morning coffees at Bumbles Cafe, a lunch time swim on the golden beaches of Surfers Paradise, or an afternoon walk along the river and parks. The choice is yours, don't delay as this villa has been priced to sell. Contact the exclusive award-winning sales agents: Rob Rollington 0400 780 339 Bob Rollington 0411 427 311