

**2/249 Christine Avenue, Burleigh Waters, Qld 4220**



**Sold Townhouse**

Wednesday, 6 September 2023

2/249 Christine Avenue, Burleigh Waters, Qld 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Greg Gordon  
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## Contact agent

This spacious townhouse is ideal for the first home buyer, young family or investors. Positioned close to schools, parks, lakes, shops and restaurants, this location is unbeatable and an opportunity you do not want to miss! Features Include: \* Three large bedrooms + two bathrooms (main bedroom extra-large) \* Freshly painted, new carpets through-out and new air-conditioning \* The sizeable courtyard is fully fenced with room for the kids to play \* Generous living area with air-conditioning \* Separate tiled dining room \* Spacious kitchen \* Main bedroom has huge his & hers designer walk-in wardrobe \* Ceiling fans throughout \* Separate laundry \* Single lock-up garage with internal access \* Walk to Lake Orr and Reedy Creek waterways, great fishing Bond University: 2km Varsity College: 250mts Varsity shopping, cafes, and restaurants: two minute walk Beach: 5-minute drive, 5.5km Robina Town Shopping Centre: 2.5km Varsity Lakes Station (Train): 1.7km Rates per year approx. \$2,262 Water Per year approx. \$1,340 Body Corp per week \$61.00 sinking fund is just under \$40,000 Rented at \$700.00 till 22/06/24 This townhouse provides exceptional value for money with an amazing lifestyle. It won't last long on the market. Call us today for further information or to arrange your inspection! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.