

**21 Barboutis Street, Belgian Gardens, Qld 4810**



**House For Sale**

Friday, 15 March 2024

21 Barboutis Street, Belgian Gardens, Qld 4810

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 711 m2**

**Type: House**



Simone Corrigan

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## Auction

Are you looking for a property within walking distance to the beach, with room for the whole family. This 1950's home was one of the original display homes for the area. However, only the best bits remain with the original floors (newly sanded and polished of course), and the original doors and casement windows (freshly painted) displaying the history of the home. The owners have started at the roof with a replacement, cyclone tie downs and insulation on the main house. The attention to detail continued with the internal stripped out to studs, new electrical and insulation fitted throughout and new interior walls and ceilings, with a full paint refresh internally completed in 2022. The kitchen and bathrooms are new, and the main bathroom has tiles to the ceiling for ease of care and exceptional presentation. Internal spaces are complimented by ducted air-conditioning and smart wiring throughout the home for internet. Outdoors, there is a hard wired security system, new fencing along the front of the property with an automatic gate. The external of the house has been repainted, as has the front of the double door garage. Did I mention the freshly leveled and turfed 711 sqm block has a council approved lawn locker with cyclone tie downs and that the owners have added an outdoor deck with a shade sail for year round comfort. This home has it all.. No expense has been spared. Rates are \$2,363.40 per half year Insurance \$278.34 per month Scheduled for auction on Tuesday 2nd April, the owner has instructed us to present all offers prior to this date. We have done the building and pest, which states this property is "above average" condition. We have the council files and all the documents you need to purchase this property. Click on the link <https://vltre.co/u6qFRb> for more information. Here is the link for the 3D tour - <https://rb.gy/7e1mxm> Here is the link for the property video - <https://youtu.be/Mf89z5MH4SA> Proudly presented to the market by Simone Corrigan. Open homes are advertised. Please call 0409 461 319 if you have any questions.