

21 Timbertop Mead, Burleigh Heads, Qld 4220

House For Sale

Tuesday, 19 March 2024

REPUBLIC^R

21 Timbertop Mead, Burleigh Heads, Qld 4220

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Offers over 1,700,000

Nestled within a secluded cul-de-sac in a prime location of Burleigh Heads. This spacious and thoughtfully designed residence offers a perfect blend of comfort, style, and functionality. Following an impressive renovation, stepping into this space immerses you in abundant natural light and a seamlessly flowing open-plan layout. Modern finishes enhance the interior including three generously sized bedrooms, including a master suite complete with an ensuite and walk-in robe. Throughout, polished timber floors lend warmth and sophistication, complementing the sleek kitchen and expansive living areas perfectly. The property also boasts a separate dual living space downstairs, enhancing its versatility and appeal as an entertainer's haven.

Upstairs: The gourmet kitchen boasts stainless steel appliances, stone benchtops, and abundant storage, catering to all your culinary desires. Transitioning seamlessly to a sprawling covered entertainment space overlooking the pool and Balinese-style hut, this area offers a surplus of entertaining options.

Downstairs Retreat: A self-contained & separate dual living space downstairs offers flexibility in terms of usage. The lower level reveals a distinct living area featuring its own entrance, providing ideal accommodation for guests or serving as a private sanctuary to fulfil your individual requirements. Complete with a bedroom, bathroom, and separate laundry facilities, this level is equipped to fulfil various lifestyle requirements. Furthermore, with existing plumbing infrastructure, the option to install a kitchen downstairs opens endless possibilities for extended living arrangements or generate additional rental income.

Homely Features:

- Separate main bathroom for added convenience.
- Study nook for a designated workspace.
- Open-plan kitchen, living, and dining area facilitating seamless interaction.
- Abundant storage space to keep belongings organised.
- Separate laundry room for practicality.
- Air conditioning in the main living area and bedrooms ensuring optimal comfort.
- Remote control blinds can connect to smart homes.
- Ceiling fans throughout.
- Inviting inground pool for relaxation and enjoyment.
- Large front lawn.
- Side access to the backyard.
- Expansive outdoor covered entertaining areas.
- Additional undercover entertaining space downstairs for versatility.
- Fully fenced for privacy, safety and keeping pets secure.
- Extra storage solutions available beneath the house.
- Independent dual living area featuring a bedroom, living space, and bathroom.
- Dual provision for laundry facilities with two separate areas.
- Solar heated pool.
- Solar hot water system downstairs.

Location: Positioned in the highly coveted area of Burleigh Heads, known for its vibrant atmosphere and stunning coastline, this residence provides the privilege of a short walk to the renowned James Street Hub. Here, residents can enjoy an array of cafes, bars, restaurants, and boutique shops. The iconic Burleigh Beach and picturesque Burleigh Heads National Park are just 900 metres away, offering opportunities for leisurely strolls and breath-taking views. Additionally, Stockland's Shopping Centre is just moments away, offering a diverse range of retail options. With public transportation readily available at your doorstep, accessing all that the area has to offer is both effortless and convenient.

The Numbers:

- Council Rates Approx \$1,552 per half year
- Water Rates Approx \$513 per quarter
- Rental Appraisal - \$1450 - \$1550 per week

Contact us today to arrange an inspection time, please call; Tash Fernandez 0435 528 588 Hayleigh McAuliffe 0423 328 223