

**22 Kinglet Street, Burleigh Waters, Qld 4220**



**House For Sale**

Friday, 3 May 2024

22 Kinglet Street, Burleigh Waters, Qld 4220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brad Payne

0402711065

## Auction

Nestled in the heart of the highly sought-after Burleigh Waters, 22 Kinglet Street presents an exciting opportunity for the astute buyer to secure a slice of paradise on a generous 607 m<sup>2</sup> block. This charming home is the perfect canvas for creating your dream living space in one of the Gold Coasts most desirable locations. Location, Location, Location Imagine starting your day with a bike ride to the pristine beaches of Burleigh Heads or enjoying a delightful brunch at one of the areas popular cafes. With schools and childcare facilities just a stones throw away, this home is ideally situated for families looking to immerse themselves in the laid-back coastal lifestyle. Boundless Potential Step inside and discover a clean and tidy interior featuring four bedrooms, two bathrooms, and a spacious kitchen perfect for entertaining. The commercial-sized oven is a standout feature, offering ample space for even the most ambitious home chef. The home is fully tiled throughout and boasts reverse cycle air conditioning, ceiling fans, and security screens for comfort and peace of mind. Outdoor Oasis The real magic happens when you step outside. The backyard offers an inground swimming pool, ready for you to cool off during those balmy Gold Coast summers. Picture yourself hosting unforgettable gatherings with family and friends in this private, fully enclosed entertainment area boasting 3 door commercial fridge, 6 burner BBQ and 2 door electric pizza oven. Bonus Features In addition to its prime location and untapped potential, 22 Kinglet Street has a range of bonus features - Solar panels help keep your energy bills in check- An oversized shed and extra storage in the carport area provide ample space for all your belongings- Backs onto Caningeraba State School so the kids can literally jump the fence to get to class! Don't miss your chance to secure this hidden gem in one of Burleigh Waters' most coveted pockets. Whether you want to renovate and create your ultimate dream home or simply move in and enjoy the fantastic location, 22 Kinglet Street is the perfect choice. Act now and make this beautiful home yours today!

Features:- Four bedrooms with built-in robes and two bathrooms- Master with Ensuite- Generous sized covered outdoor entertainment area including 3 door commercial fridge, 6 burner BBQ and 2 door electric pizza oven- Air-conditioning and ceiling fans- Security screens and a fully fenced front yard for added privacy- Double carport- Low maintenance tropical gardens- Walk or ride to football fields, tennis courts and patrolled beaches for easy beachside living- Located in a central and convenient area, close to trendy cafes, eateries, the Light Rail, supermarkets- Walking distance to schools, library and childcare

**AUCTION 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 endeavours 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 enquiries to verify the information contained herein. \* denotes approximate measurements