

**3 Manakin Avenue, Burleigh Waters, Qld 4220**

**House For Sale**

Wednesday, 25 October 2023



3 Manakin Avenue, Burleigh Waters, Qld 4220

**Bedrooms: 4**

**Bathrooms: 2**

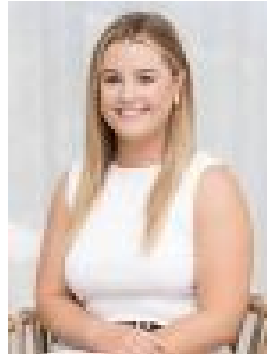
**Parkings: 3**

**Area: 612 m2**

**Type: House**



Travis Miller  
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Nicola Greensill  
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## Auction

Welcome to 3 Manakin Avenue, a hidden gem nestled in the heart of Burleigh Waters. This impeccably designed residence seamlessly blends style, comfort and convenience, offering an unparalleled lifestyle for families, professionals and investors alike. Sitting on a prime 612m<sup>2</sup> block in one of Burleigh Waters most coveted neighbourhoods, this single-level home boasts an impressive street presence and has undergone a complete renovation. With 4 bedrooms, 2 bathrooms and two expansive outdoor alfresco areas, this home offers a perfect harmony of indoor and outdoor living spaces. The heart of this home is its gourmet kitchen, adorned with top-of-the-line appliances, ample storage and a servery window with a breakfast bar that effortlessly merges the indoors with the outdoors. The spacious master suite features a luxurious ensuite and a fully equipped walk-in robe with views of the inviting poolside. As you step outside, you'll be greeted by manicured gardens, a pristine in-ground swimming pool and a pool cabana area, creating a resort-like ambiance. The property also features a generous artificial grassed area, ideal for children to play, while the large undercover BBQ entertaining zone offers multiple lounge and seating areas for the entire family to enjoy. Additional features include fully ducted air conditioning, a solar system, CCTV cameras, an alarm system and zoned ducted air conditioning controlled through a smart home system. A single-car garage with ample storage space and a double car carport provide convenient parking options. Located just a short bike ride away from Miami Beach, local amenities, Bond University, schools and award-winning restaurants and cafes, this home offers the ultimate in convenience. The motivated seller is relocating and all offers are invited. Don't miss the opportunity to make this exceptional property your own. Inspect today, as this home will not last long.

- Owner is relocating - absolutely will be sold
- Gourmet kitchen with the highest quality finishes + servery window
- 612m<sup>2</sup> prime block position - Moments to local parks & amenities
- Fully ducted air conditioning keeping you both warm & cool all year round
- Great location - highly sought after Burleigh Waters position
- Fabulous seamless indoor & outdoor entertaining areas bringing the outside in
- Large single car garage with ample storage space throughout + double car carport
- Solar system, CCTV cameras throughout, Alarm system + Smart home zoned ducted air conditioning
- Huge in-ground swimming pool with pool cabana, low maintenance garden areas
- Owner will consider offers prior to Auction in writing!

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. Disclaimer: 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