

**30 Mountain View Avenue, Burleigh Waters, Qld  
4220**

**McGrath**

**Sold House**

Saturday, 23 September 2023

30 Mountain View Avenue, Burleigh Waters, Qld 4220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$1,635,000**

Positioned on a substantial 743m<sup>2</sup> allotment, this immaculately presented home has the added benefit of being dual street frontage, ideal for those wishing to convert into dual occupancies (STCA). For those looking to renovate, this solid four bedroom home offers vast potential. Situated on the cusp of North Burleigh & Miami you're within a leisurely 650 metres stroll to the beach and a stone's throw to local coffee shops, restaurants and breweries.- 743m<sup>2</sup> allotment with dual street frontage (Corners onto Babblers Court) - Stunning timber floors throughout the light drenched open plan living areas- The four bedrooms are generous in size as well as the kitchen with walk in pantry- Solid brick wall surrounding the home with gate house, giving you security and privacy - Double lock up garage as well as plenty of off road parking for caravan and boat. - With a high demand for rentals, the rental return is approximately \$930 - \$975 per weekDisclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.