

4/7 Cotinga Crescent, Burleigh Waters, Qld 4220



Duplex/Semi-detached For Sale

Tuesday, 14 November 2023

4/7 Cotinga Crescent, Burleigh Waters, Qld 4220

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



Taya Rich

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Offers Over \$799,000

Embrace the serenity of a low-maintenance convenient lifestyle in this home designed for peace and simplicity. This residence features a bright and open plan, fully tiled layout, showcasing a spacious kitchen, two bedrooms, and a well-appointed 2-way bathroom, plus detached secure garage, and an additional carport. Unwind in the enclosed outdoor entertaining area, or entertain year round, and embrace a lifestyle of comfort and convenience in this tranquil haven. Enjoy the luxury of an easy walk to the beach, nearby cafes, restaurants, and parklands, immersing yourself in the vibrant atmosphere of the coastal community. Stay active with sporting facilities within reach and enrich your mind at the local library. Conveniently explore the charm of local shops and eateries, creating a perfect blend of relaxation and engagement right at your doorstep. Embrace a life where the beach and a diverse array of amenities are just a short stroll away. Whether you're starting out, a busy professional, just love to be active and social, or slowing down and seeking a relaxed and peaceful retirement, this duplex will provide the perfect sanctuary for you.

PROPERTY FEATURES: ALSO SEE FLOOR PLAN / VIRTUAL TOURS

Sunny 'end position' duplex in set of 4 duplexes only
Fully tiled open plan with air conditioning and ceiling fans
Large kitchen with plenty of cupboards and bench space
Two good sized bedrooms with built in wardrobes and ceiling fans
Neat two way bathroom to master bedroom (ensuited from master room)
Extra large private covered outdoor entertaining area
Electric lock-up garage (could be used as studio or gym) and extra covered car space
Low maintenance section with hardy garden
Secure gated walkway/entrance
Security screens on all doors and windows
Separate WC and Internal laundry
Quiet and leafy cul-de-sac location
Low body corp (approx \$1000 per annum)
Pets are welcome
Easy walk to local shops, schools and North Burleigh Beach, library, day care, sporting venues, parklands and more...
Location (approx) distances:-
5-6 minute drive to North Burleigh Beach-
5 - 7 Mins drive to James street shops and dining-
10 mins to West Burleigh Shopping Centre-
5-6 minute drive to Christine Corner Shopping Centre-
5-6 minute drive to Burleigh Golf Club-
10 minute drive to Marymount College-
15 minute to Robina Hospital-
15 minute drive to Robina Town Shopping Centre-
15 min drive to Pacific Fair Shopping Centre-
20-25 minute drive to Gold Coast International Airport-
1 hour drive to Brisbane CBD

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