

44 Aruma Avenue, Burleigh Waters, Qld 4220



House For Sale

Thursday, 18 April 2024

44 Aruma Avenue, Burleigh Waters, Qld 4220

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



Danny O'Donnell
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Present all offers!

Attention: Investors, Renovators and Builders - take note of this rare gem at 44 Aruma Ave Burleigh Waters, offering two separate homes on a single title, ensuring dual rental incomes in a tightly held blue chip location. Located an easy stroll to trendy cafes, local breweries, popular restaurants and beautiful Burleigh beach, this versatile property presents an exceptional opportunity for savvy investors or builders seeking strong growth potential. Comprising of a two-bedroom home and a one-bedroom granny flat on a generous 607m² block, the residences are separately fenced with their own yards and entrances to ensure privacy and independence for tenants or occupants. Seize this opportunity to add a lucrative investment to your portfolio, renovate and capitalize on rising property values in the area, or acquire this prime piece of real estate to plan your next project or future dream home. Just 500 metres to Burleigh beachfront, embrace relaxed coastal living and the essence of Burleigh's enviable lifestyle in this highly sought after location.*Investors Note: Two Bedroom Home - Currently renting \$675 p/w. One Bedroom Home - Currently renting \$495 p/w. Two Bedroom Home Features: • Two generous bedrooms and one bathroom • Bright open plan interior • Separate living and dining areas with air-conditioning • Modern, spacious kitchen features stone benchtop and dishwasher • Separate laundry • Private covered alfresco entertaining area • Fully fenced backyard • Single lock up garage One Bedroom Granny Flat Features: • One bedroom with built in robe • Open plan living and dining area with air conditioning • Kitchenette • Combined bathroom and laundry • Covered outdoor patio area • Fully fenced yard • Separate entry via side access Additional Property Information: • Land size: 607m² • Street frontage: 14.9m • Zoning: Low Density Residential • Separate water meters Location Highlights • Quick easy stroll to local cafes, Black hops brewery, Paddock bakery, and popular restaurants including Palm Springs and Light Years. • 400 metres to future light rail station • 500 metres to beautiful Burleigh beachfront, parklands, and playgrounds • Minutes to The Village Markets and Burleigh Heads Primary School Contact Danny O'Donnell on 0411 401 698 for more information. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.