

**6/8-10 Sunbird Street, Burleigh Waters, Qld 4220**



**Townhouse For Sale**

Tuesday, 21 May 2024

6/8-10 Sunbird Street, Burleigh Waters, Qld 4220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 123 m2**

**Type: Townhouse**



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**\$1,095,000**

This is your opportunity to seize a coveted spot in one of the most sought-after neighborhoods on the Gold Coast. With its prime location and ample opportunities, it offers the perfect foundation to create your dream home or a high-yield investment.

- Light-filled open plan kitchen and living area offering stunning water views
- Spacious kitchen equipped with main appliances for convenient cooking
- Courtyard area for outdoor relaxation or entertaining guests
- Separate dining room for formal meals and gatherings
- Sliding doors leading out to deck overlooking Pelican Lake
- Two bedrooms upstairs, providing a secluded and comfortable living space
- Main bedroom with private balcony, double robe and bathroom access
- Main bathroom with shower, bath, vanity and toilet
- Laundry with outdoor access and a separate toilet for practicality
- Single lock up-garage & additional off-street parking
- Air conditioning and ceiling fans in both bedrooms for year round comfort
- Solar system for sustainable and cost-efficient living
- Great for an investment, first home buyers or downsizers
- Low maintenance living on Pelican Lake in a block of only 6
- Low body corporate fees approx. \$51.28pw

Rental appraisal: \$830 - \$920pw

Easy access to Miami Marketta, local amenities, shops, cafes, and restaurants, while also being just a stone's throw away from the stunning Burleigh Beach. The larger shopping precinct of Treetops Plaza and Tallebudgera Creek are only a short drive away. Burleigh Heads and Miami State High schools Somerset College and All Saints Anglican School are all close by. For those wanting the beautiful Gold Coast lifestyle, there is simply no better location on the Gold Coast. Don't miss the chance to call this fantastic waterfront residence your home! Submit an enquiry now to receive a copy of the Diligence Pack or contact The Micallef Team on 0410 503 518.

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.