

**67/170 Bardon Ave, Burleigh Waters, Qld 4220**



**Unit For Sale**

Saturday, 17 February 2024

67/170 Bardon Ave, Burleigh Waters, Qld 4220

**Bedrooms: 2**

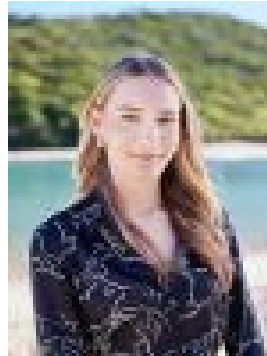
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Will West  
0755766616



Sol Brown  
0490774636

**\$550,000**

This single level villa positioned right on the water and is located in the sought after 'Miami Village' an over 50's sanctuary which offers a wonderful lifestyle choice. Ideal for those wishing to downsize. Freshly carpeted this peaceful villa includes an air-conditioned living area adjoining the dining and kitchen areas, which both have water views. The kitchen is a good size with ample of cupboard and bench space and you can relax in your covered outdoor entertaining area where you will enjoy a tranquil outlook over the water. Both bedrooms feature built in robes and ceiling fans the main with air conditioning. The single lock up garage is a good size and has plenty of room for boards and bikes or storage at the rear. Board the Surfside bus at your door, for easy transport to both Pacific Fair and Stockland shopping centres. Close to schools, local shops, gourmet cafes, Burleigh Beach. The golf course and the upgraded community leisure activity Pizzey Park is just next door. Perfectly suited for those over 50 looking to downsize and enjoy the endless recreational facilities on offer including a heated pool, tennis court, caravan parking, BBQ areas, community hall with library (books and games), along with a Surfside bus stop within the complex, not to mention the pontoon for the sailors at heart as the village has slip way that goes out to Dunlop Canal and heads out to the Broadwater! Within walking distance of Pizzey Park and nestled behind the famous Burleigh Heads Golf Club, you've got scenic walking tracks galore, and are within just a short drive to Pacific Fair, Burleigh Bears, and Burleigh Beach - everything you could ever need at your fingertips! - 2-bedroom unit is positioned right on the water - Air-conditioned living adjoins the dining area - Kitchen with ample cupboard & bench space - Covered outdoor entertaining area with wonderful water views - 2 bedrooms both with ceiling fans & built/in robes, main bedroom with air con - Spacious bathroom/laundry plus separate toilet - Security screens & doors - FREE on-site Campervan and boat storage area / Community village feel - Single lock up garage with plenty of room for boards & bikes Miami Village Amenities include: - Heated pool - Full size tennis court - BBQ area - Pontoon with boat ramp - Manicured gardens with a pond and spacious outdoor areas - Parking for a caravan - Community Centre - Bus stop inside the gate - Visitor car parking - Adjacent to Burleigh Golf Club