

**246 Christine Avenue, Burleigh Waters, QLD, 4220**

**House For Sale**

Friday, 16 August 2024

**McGrath**

246 Christine Avenue, Burleigh Waters, QLD, 4220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Offers prior encouraged - will be sold on or before Auction**

Effortlessly convenient to local shopping hubs and only 7 minutes to beautiful Burleigh Beach, this single level residence provides the perfect opportunity for investors or those looking to create their dream home. Set on a level block and featuring an easy flow layout, there's endless scope to renovate or redevelop into something special.

- Centrally positioned home, 2 minute stroll to shops and restaurants
- Single level brick residence positioned on low maintenance level block
- Two spacious family areas including casual living plus formal lounge/dining
- Generous kitchen centrally positioned with good bench space/new dishwasher
- Main bedroom enjoys double built-ins and access to two-way bathroom
- Two additional bedrooms feature built-in robes, tiled main bathroom with tub
- Expansive outdoor entertaining space, grassed yard with easy care gardens
- A/C to living area, single lock up garage, garden shed, great storage
- Easily access Robina Town Centre, Bond Uni and Burleigh industrial precinct
- Enjoy thriving James Street shops/restaurants and world-class beaches nearby
- Council Rates: \$2,394.52 per annum. Water Rates: \$1,391.76 per annum.
- Rental Appraisal: \$900 per week