

**131/170 Bardon Avenue, Burleigh Waters, Qld 4220**



**Unit For Sale**

Saturday, 29 June 2024

131/170 Bardon Avenue, Burleigh Waters, Qld 4220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Perry Brosnan  
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## Offers Over \$525,000

Act quickly to secure this great value opportunity. First time to the market in almost 40 years, is this well cared for two-bedroom villa in the popular Over 50's "Miami Village". The convenient, central Gold Coast location is highly prized, and when you add this to the facilities and the lifestyle on offer .... this is why this owner has been so happy here for 40 years. This is a great option for downsizers, retirees or even an astute investment for those wanting to add a property to their portfolio which will offer a good return. The property is a two bedroom, townhouse style with a private courtyard and an oversized lock-up garage which can accommodate the largest of cars, also with room for motorbike/workshop/storage or even a separate hobby area. Neat and tidy, however offering scope to add value to suit your personal situation. Featuring: \*Two bedrooms, master with walk through robe connecting with two way bathroom.\*Open plan kitchen/dining/lounge area\*Downstairs laundry and powder room (2nd toilet)\*Private courtyard area\*Oversized lock-up garage with room for workshop or hobby zone\*Low body corporate fees\*Pets subject to body corporate approval"Miami Village" is situated across 21 acres (approx. 8.6 hectares) of beautifully manicured lawns and gardens. With water-frontage offering a direct access Jetty and boat ramp onto Dunlop Canal linking to the many waterways of Mermaid Waters, Broadbeach the Nerang River and Broadwater. This peaceful location is adjacent to Burleigh Golf Course and Pizzey Park multi recreational precinct. Miami Village facilities also include: Heated swimming pool Full sized Tennis Court Community Hall with Library Fishing from the Jetty or the riverbank BBQ areas Picturesque Lakeside picnic areas Access to walking trails Caravan/campervan parking area Surfside Bus service within the complex..... so you can be as active or relaxed as you choose. The Location: Public Transport bus 150m Miami Beach 2.2km Burleigh Golf Course club house 1km Pizzey Park Pools, Burleigh Bears Leagues Club, Miami Tennis Club, Miami Shopping Village (supermarket, newsagency, medical, cafes, restaurants, vet and more) .... All this within 1.1km of your front gate. Aldi, Coles @ Miami One Shopping Centre just 2.1km (4 minute drive) Pacific Fair shopping centre and Star Casino approx. 5km Beautiful Burleigh Heads, beaches, National Park, shops, restaurants, boutiques and cafes 4km Gold Coast airport 25 minute drive. Opportunities such as these at this price point do not last long. Contact Perry Brosnan on 0414 758 204 to arrange your inspection. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.