RE/MAX PROPERTY CENTRE

SALE



40/170 Bardon Avenue, Burleigh Waters QLD 4220

RE/MAX PROPERTY CENTRE













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40/170 Bardon Avenue, Burleigh Waters

2 Bed | 1+ Bath | 1 Car

Beyond the beautifully landscaped entrance and long tree-lined driveway lies one of Burleigh Waters' most sought-after lifestyle communities. Positioned within the highly regarded Miami Village, this residence offers the perfect blend of comfort, convenience and community living in a prime central Gold Coast location. Enjoy the ultimate lifestyle just moments from Burleigh Golf Club, Burleigh Bears Leagues Club, Miami Village Shopping Centre, local cafés and restaurants, public transport and the nearby G light rail. Buyers of any age may purchase within Miami Village. Residents must be aged 50 years or over to occupy the property, making this an attractive lifestyle and investment opportunity sitting on approx. 56,000m2 of waterfront land.

Property Highlights include:
- Light filled living and dining area
- Functional open-plan kitchen with ample storage space
- North-facing covered outdoor entertaining area, ideal for relaxing or entertaining guests
- Air-conditioned living area for year-round comfort
- Two generous bedrooms, both with built-in wardrobes and ceiling fans
- Well-appointed bathroom + additional downstairs powder room with second toilet
- Separate laundry
- Single lock-up garage with direct internal access
- Rear backyard

Sale: Submit All Offers

Townhouse Size: Approx 108m2 in total including covered patio*

Total Units in Building: 134*
Year Built: 1981*

Aspect: North

Pet Friendly: Yes, subject to council approval.

Rates: Approx $1,105.79 per 6 months*
Water: Approx $410 per 3 months*
Body Corporate: Approx $101.79 per week*.

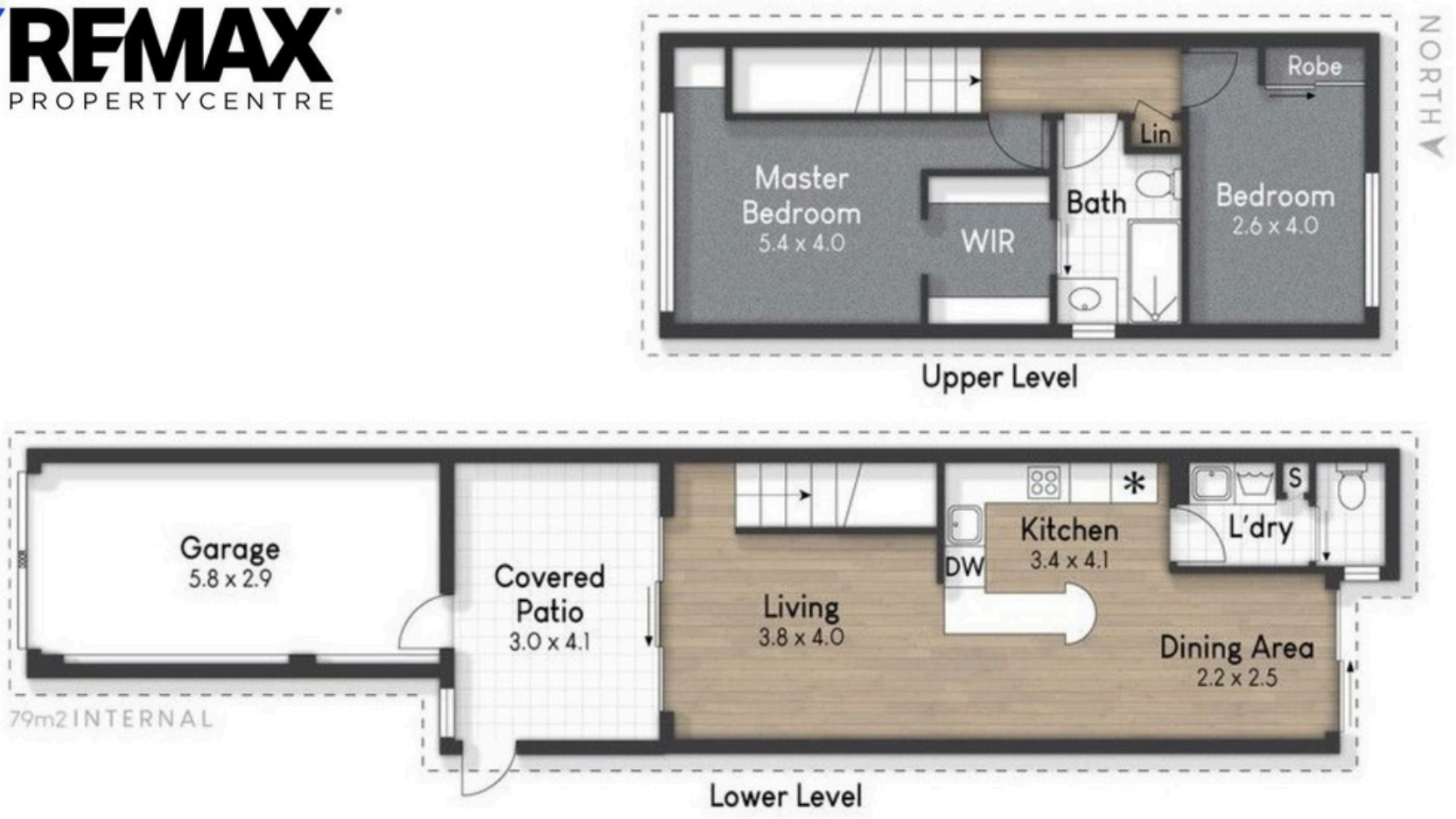
Rental Appraisal: Approx $750*

Scan QR Code for further information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735

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Total: 108m² External: 12m² Internal: 79m² Garage: 17m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Gives no guarantee or warranty over the accuracy of this plan.

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