

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



**House For Sale**

Sunday, 10 November 2024

73 Christine Avenue, Burleigh Waters, QLD, 4220

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Type: House**



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## NOT YOUR AVERAGE 4 BEDDER

Sitting only 800m to the beach in the highly sought after Burleigh Waters precinct, this unique property offers a wealth of options to the savvy purchaser. Consisting of a 4 bedrooms, 3 bathrooms and multiple indoor/outdoor living/entertaining areas this home has a lot to offer its new owner.

The current configuration provides for 3 beds, 2 baths & separate entertaining areas PLUS a self-contained 1 bed, 1 bath apartment with its own car park and covered outdoor area.

What to do ?

- Move the parents/in-laws into the apartment
- Create an awesome teenagers retreat
- Reap the return on short-term rentals such as AirBnB or a longer term lease
- Re-design the current layout to make a massive single home

You really need to see behind the gate to appreciate what this property has to offer

The Main House Features:

- Master suite with BIR, air conditioning, ensuite and access to private courtyard/garden area
- 2 additional bedrooms with BIR's, ceiling fans and air
- Modern, functional kitchen with quality appliances & servery window
- Tiled dining room off kitchen with bi-fold doors providing natural indoor/outdoor flow
- Huge tiled & air conditioned lounge with direct access to outdoor entertaining areas
- Massive paved outdoor area with Balinese style gazebo for all weather entertaining
- Light, bright and spacious with North facing backyard to capture the sun
- Large separate laundry with direct access to clothes line
- Full size family bathroom with bath, shower & double vanity
- Separate family toilet adjacent to the bathroom
- Off road parking for 5 vehicles
- Shade sails with stainless fittings on driveway for vehicle protection
- Solar panels 6.6KW and Inverter
- Heat Pump Style Hot water system
- 2 Garden Sheds

The Apartment Features:

- Fully self contained 1 bedroom air conditioned apartment
  - At around 90sqm this is larger than a lot of 2 bedroom apartments
- Tiled throughout bedroom, living & dining areas
- Own Bathroom ensuite and laundry facility
- Generous galley kitchen opening onto al-fresco area
- MASSIVE covered outside entertaining area with bi fold doors for easy access
- Grassed fully fenced courtyard area
- Merbau deck off the bedroom
- Totally private with secure separation from the main home

Only a short stroll to the pristine Burleigh Beach, Miami One Shopping centre, dog park, recreational parks & local football clubs. 73 Christine Ave offers easy access to reputable schools, childcare centres and of course the thriving Burleigh cafe scene, including the famous "Paddock bakery", is only a short stroll away. Well serviced by public transport, 73 Christine Ave is a unique proposition in a tightly held area. With the new Tram station being built just up the road you have easy access to Broady, Surfers or the heavy rail interchange at Helensvale - Sell the car !

**Disclaimer:**

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.