

11/18 Bottlewood Ct, Burleigh Waters, QLD, 4220



Townhouse For Sale

Saturday, 11 January 2025

11/18 Bottlewood Ct, Burleigh Waters, QLD, 4220

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 173 m2

Type: Townhouse



Daniel Jeffries

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Owner's Instructions Are Clear, Sell Before Or At Auction!

Welcome to Barrington Place, a renovated and modern 3-bedroom, 2-bathroom townhouse ready for its new owner. Perfectly positioned in the heart of Burleigh Waters, this home offers the ultimate convenience, just a short stroll from Treetops Shopping Centre, local schools, vibrant cafes, and restaurants. Plus, Burleigh Beach is only a quick drive away, making this property ideal for those seeking both comfort and lifestyle.

Inside, you'll find three generously sized bedrooms, each equipped with built-in robes and ceiling fans. The master bedroom stands out with its private ensuite and air conditioning, providing a cool retreat during warmer months. Being an end townhouse, the property offers the added bonus of side gate walking access past the garden sheds & through to the rear courtyard, enhancing both practicality and privacy.

Set within a well-maintained complex of only 26, this townhouse is part of a thoughtfully laid-out community spanning 6,750sqm of land, with low body corporate fees. The spacious rear deck is perfect for entertaining family and friends, while the private courtyard adds a touch of tranquillity with its garden space and peaceful atmosphere. This rare opportunity combines location, lifestyle, and modern living. Don't miss your chance to make it your own-contact us today to arrange an inspection!

Features you will love:

- ☑ 3 good sized bedrooms, all with built in robes, split system air conditioning and master with an ensuite
- ☑ 2 bathrooms, main with shower plus bath & with a separate downstairs powder room
- ☑ Open plan living/dining area
- ☑ Modern kitchen with plenty of bench and storage space
- ☑ Ceiling fans throughout (all bedrooms & living room with air conditioning)
- ☑ Large undercover outdoor deck & courtyard
- ☑ Separate modern laundry
- ☑ Low maintenance landscaped gardens
- ☑ Single lock up garage with internal access plus extra car space in front of garage
- ☑ Close proximity to local shops, cafes, restaurants and schools
- ☑ Only minutes to Burleigh beach

The Location:

- ☑ 3 minute drive to Frascott Park
- ☑ 6 minute drive to Yodelay Reserve/Reedy Creek
- ☑ 6 minute drive to Treetops Plaza Shopping Centre of a 350m walking using laneway
- ☑ 7 minute drive to Marymount College or a 1.3km walk
- ☑ 8 minute drive to Tennis Centre & Burleigh Sports Club
- ☑ 9 minute drive to Bond University
- ☑ 10 minute drive to Stockland Burleigh Heads Shopping Centre

Disclaimer: This property is being sold by Auction or 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.

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