

58/170 Bardon Avenue, Burleigh Waters, Qld 4220

b **buymyplace**

Villa For Sale

Thursday, 16 January 2025

58/170 Bardon Avenue, Burleigh Waters, Qld 4220

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 103 m2

Type: Villa



buymy place
1300289697

Offers over \$645,000

Phone Enquiry ID: 230376 Location Location Be Quick to Inspect this Renovated Disabled friendly villa situated on 13 acres of peaceful parklands lake and canal. Central to everything. The complex is registered for only over 50 years of age to reside here, however any age visitors can holiday here, this benefits peaceful age similarities for neighbourly socialising. Uniquely you own your villa, garage and land beneath them unlike some complexes. The Villas open plan flows from the front and rear covered entries with fresh neutral white Paint throughout, a beautiful modern kitchen full of drawers with induction cooking adjoins the dining area which opens into the light filled lounge room with economical led lighting and inverter air-conditioning. The large tiled bathroom with options of a second toilet is adjacent to the two bedrooms with views of the parkland gardens both having mirrored wardrobes. A separate toilet adjoins them. A large northerly facing patio gives relaxing outdoor space overlooking the body corporate maintained lawns and gardens. Extra external space being an end villa allows easier building maintenance or additions. Location central: •2.6km to Miami Beach walk, bicycle through parkland or drive. •1.5km to Burleigh golf course doctors supermarket restaurants petrol station. •2km to new tramstop under construction •8km to Broadbeach, Burleigh or Robina for major shopping the opulent Star casino for dining and movies or hospital and trains. Public buses leave complex hourly. •16km to airport for local and international flights. The Complex Facilities sit on 13 acres of parklands, lake and canal including Heated pool tennis court 2 covered BBQ areas a clubhouse for owners use with kitchen, snooker table, library and regular organised events. Ocean access canal for fishing boating paddleboarding and a free storage area for owners caravan. Body Corporate fee a low \$84 pw pays for your building insurance all lawn garden and main common area maintenance, an annual roof gutter and path clean of your villa. Rental return furnished approximately \$750 pw. Visit our open home or Contact owner Wayne now.