

1/3 Fleay Ct, Burleigh Heads, QLD 4220

Sold - 22/03/2024

Townhouse 3 2 1



## OUTSTANDING PROPERTY IN A FIRST CLASS LOCATION

A remarkable opportunity represents itself with this impressive townhouse positioned in a small boutique Burleigh Heads complex of only 8 dwellings. Featuring beautifully high raked ceilings this property has just been freshly painted throughout internally and comes complete with a brand new kitchen and all new floor coverings which will appeal greatly to those buyers looking for something i½move in readyi½ with minimal work required. Stockland Burleigh Shopping Centre is literally just walking distance away as well as the world renowned Burleigh Heads Beach and James Street with all of its insanely popular eateries and boutique shops it has on offer.

**Open for Inspection**

By Appointment.

They say real estate is all about location and as far as locations go they don't get much better than this. Please ensure your attendance at the open home so you don't miss out on this amazing opportunity!

This Property Also Includes;

Very reasonable weekly body corporate of approximately \$70

Small boutique estate of only 8 dwellings

Pet friendly subject to body corporate approval

### Lower Level

Single auto garage with internal access provided to the home and additional parking space outside for other vehicles

One bedroom with its own ensuite and good size family area. A perfect arrangement for those purchasers looking for a property with a teenager retreat or to make it into a self contained granny flat for an elderly relative

### Middle Level

Incredibly spacious open plan living / dining scheme which extends out to a covered alfresco area at the front of the home

Split system air conditioning installed for added comfort all year round

Brand new designer kitchen featuring all new quality appliances

### Upper Level

Separate laundry

Two great size bedrooms, both with built in robes and the master with direct access to the ensuite / two way main bathroom

### Listed By

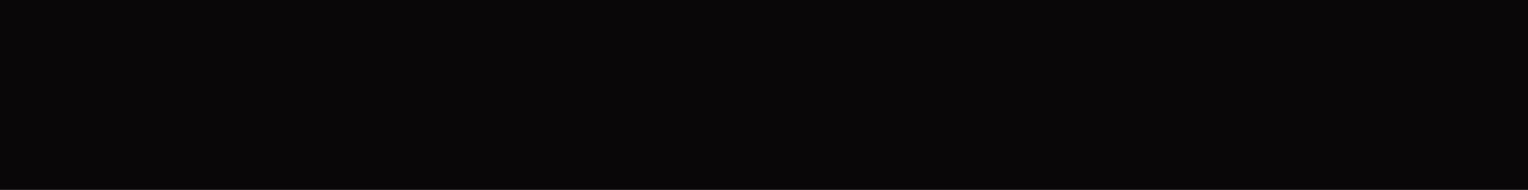
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Floorplan



1/3 Fleay Ct, Burleigh Heads

BED 3

BATH 2

CAR 2

Internal: 154 m<sup>2</sup> | External: 47 m<sup>2</sup> | Approx Total: 201 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

