

3/7 Sunbird St, Burleigh Waters, QLD 4220

Sold - 4/04/2024

Villa 2 1 1 1



Total Renovator but Great Opportunity!!

Bring the tool belt to this one. Needing plenty of work but the ideal Burleigh Waters location provides plenty of upside for the astute buyer.

A 2-bedroom single level villa with lock up garaging in a quaint boutique block of 5 and low body corporate of approx. \$32 per week.

A prime opportunity to add value to your 1st property or an ideal investment opportunity with rent potential of approx. \$700-\$750/wk once renovated.

Open for Inspection

By Appointment.

An open plan design with courtyards front and rear provide plenty of space and outdoor living options, featuring:

- * 2 bedrooms, master with walk-in robe
- * Tiled open plan living that integrates well with the kitchen and outdoor area
- * A functional kitchen area
- * Air-conditioning in the living areas
- * A separate single lock up garage
- * Low body corporate fees of approximately \$32 per week (including on time payment discount)

Rates: \$2,414 Per year

Water: \$1,332 Per year (Approx) plus water usage

Body Corp: \$32 Per Week (Including on time payment discount)

Currently Tenanted: \$540 Per Week on periodic lease, so vacant possession available. Rent potential of approx. \$700-\$750/wk once renovated.

An ideal Burleigh Waters location with water access on the opposite side of the street and within minutes to Burleigh Beach, great restaurants, public transport, schools, shops, tennis centre and all amenities.

Be ready to do the work and reap the rewards...put it on the 'Must Inspect' list!!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and/or completeness of this information. The information contained herewith should not be relied upon as

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