



9 Penguin Parade Burleigh Waters, QLD

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## Ultimate Opportunity Only 800m To the Beach - Renovate, Build, Invest!

This brick and tile 3-bedroom home is situated in the ideal location offering the ultimate coastal lifestyle. Sitting on a large 600m<sup>2</sup> block in the highly sought-after area in Burleigh Waters, only 800 metres from the beach and near Pelican Lake. An outstanding opportunity to renovate or build your dream home in a very desirable and quiet street, don't miss out.

Features include:

- Expansive, raked ceilings in the living area create an open and spacious atmosphere
- Pristine original condition throughout, showcasing a well-maintained brick and tile 3 bedroom, 2 bathroom home
- Convenient single lock-up garage and a flow-through carport leading to the charming courtyard
- Perfectly positioned sun-drenched swimming pool with a north-facing aspect
- Generous 600 sqm block providing ample space for kids and pets

**Price:** Contact Agent  
**Council Rates:** \$3,459.00/year (approx)  
**Water Rates:** \$297.24 p/q



**Brendan Andrews**

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9 Penguin Parade  
Burleigh Waters

STONE



Site Plan

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.