



**35/11 Shrike Court Burleigh Waters QLD**

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Take note first home owners, investors and downsizers!

This this North facing waterfront two-bedroom villa enjoys wide water views with quiet surroundings and is located just one kilometer from Burleigh Beach.

Enjoy your very own large undercover patio area overlooking the canal, ideal for entertaining guests or enjoying a simple family barbecue anytime of the year.

Situated in a very convenient location, in a quiet cul-de-sac just a 1 km stroll to Burleigh Beach, and walking distance to public transport, shops, library, local sporting complex, and schools. universities and all amenities.

This home represents what living on the Gold Coast is all about? you will simply not find better value anywhere in

**Price** : \$ 445,000

**View** : <https://www.laceywest.com.au/sale/qld/gold-coast/burleigh-waters/residential/villa/5936966>



**Will West**  
07 5576 6616



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INTERNAL : 108 SQ.M.  
EXTERNAL : 31 SQ.M.



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