



M-MOTION

'Real Estate's New Generation'



Re-live and share your viewing experience in HD
Visit: 108AukAve.com



'Position, Potential, Price-Point'



601m²



m-motion.com.au

108 Auk Avenue , Burleigh Waters

Property Overview

'Position, Potential, Price-Point'

In the world of real estate, 'opportunity' comes dressed in the three P's... Position, Potential, and Price-Point. 108 Auk Avenue is well attired with all three!

This entry level family home has a lot to get excited about... Positioned East of Bermuda Street, you are just 5-minutes to one of the world's best beaches, numerous shopping centres and Caningeraba primary school, with its large ovals just across the road. This is prime position!

Situated on over 600m² of land, with a near 'North to rear' perspective, this home is private, solid, and bursting with potential to modernise, extend or even rebuild.

Four good sized bedrooms are serviced by three separate living areas and a bright open kitchen. Relax, unwind and watch the kids kick a footy out the back or splash about in the pool while you catch some vitamin-D and read a good book. Double-car accommodation and off-street parking with room for your boat or caravan is a big bonus. Not to mention, a couple of good sheds for storage are a tradies dream...

This home has been held for over 20 years; but the decision has been made to sell. We are under strict instructions to find a new owner and we have just two weeks to do so!

This is a genuine opportunity; this is the Burleigh fixer-upper you've been looking for.

Do not miss out...

View as advertised or by appointment
Auction: On site | 16th July 2022 at 11:00am





"Grow with the Flow"



"Morning Sunshine"



"Staycation"



"Family, Friends, Flavour"



"Cook & Overlook"

"Prime Location"

• BROADBEACH

• BURLEIGH HEADS
NATIONAL PARK

• LAKE HERON

• 108 AUK AVENUE





Property Specifications

- ◉ Situated on an Ideal 601m² Block
- ◉ Centrally located in the Sought After Burleigh Waters
- ◉ Near 'North to Rear' Perspective
- ◉ Fully Fenced Property
- ◉ Four Spacious Bedrooms and Two Bathrooms
- ◉ Master Bedroom Catered by a Large WIR and Ensuite
- ◉ Three Separate Living Areas
- ◉ Bright Open Kitchen with Induction Cooking
- ◉ Large Swimming Pool
- ◉ Private Lawned Backyard
- ◉ Undercover BBQ/Alfresco Area
- ◉ Air-Conditioning and Installed Ceiling Fans Throughout
- ◉ Two Additional Sheds for Storage
- ◉ Double Car Accommodation
- ◉ Less than 5-Minutes to World Renowned Beautiful Burleigh Beach
- ◉ Additional Off-Street Parking
- ◉ Room for Boat or Caravan
- ◉ Bright, Private, Peaceful and Secure
- ◉ Close Proximity to Numerous Schools, Shopping Precincts and Sports Clubs
- ◉ Short Stroll to Caningeraba State School and Ovals
- ◉ Positioned East of Bermuda Street

Visit 108AukAve.com



Seller's Insights

"We purchased this property over 20 years ago. It was the location that sold us. You literally have numerous shopping centres, schools, clubs and parks, all within a few minutes drive or walking distance. This location is so convenient."

"The house is solid and it flows really well. Having three living areas is great and you'll definitely enjoy having the master bedroom separate from the other three bedrooms."

"This property, including both the house and the actual block of land, has so much potential... Whether you want to modernise, extend, or build new; this property is ideal..."

Market Analysis

7 Auk Avenue, Burleigh Waters

Price: \$1,050,000
Traded: 12 July 2021
Size: 608m²
3 bed, 1 bath, 2 car



26 Razorbill Street, Burleigh Waters

Price: \$1,180,000
Traded: 7 May 2022
Size: 620m²
3 bed, 2 bath, 2 car



99 Harrier Drive, Burleigh Waters

Price: \$1,072,500
Traded: 22 April 2022
Size: 415m²
3 bed, 2 bath, 2 car



8 Auk Avenue, Burleigh Waters

Price: \$1,500,000
Traded: 31 May 2022
Size: 601m²
4 bed, 2 bath, 1 car



65 Auk Avenue, Burleigh Waters

Price: \$1,550,000
Traded: 14 April 2022
Size: 896m²
4 bed, 2 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

"Grow with the flow"

Visit 108AukAve.com

Suburb Profile

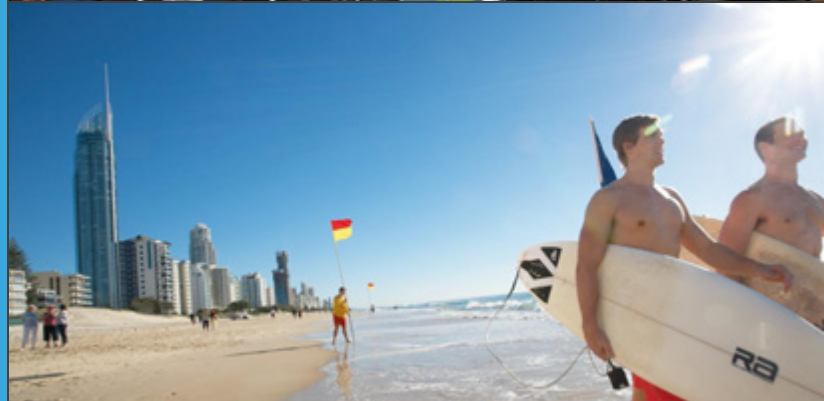
23 million years ago, the volcanic eruption of Mount Warning nestled Burleigh in the embrace of two natural headlands, rendering it unique and incomparable to anywhere else on the Gold Coast.

Walk north from Burleigh and your feet won't be troubled by another hill until well past Brisbane. Like Byron to the south, or Noosa to the north, Burleigh's natural beauty has attracted people longer than anywhere else on the Coast, and has nurtured a community that is as inclusive and welcoming as it is vibrant and cosmopolitan.

On the point of Tallebudgera Creek, Burleigh Heads is a National Park and local recreation spot loved by locals today as it has been by local Aboriginals for thousands of years. It is known to be a perfect vantage point to watch surfers working Burleigh's world famous break. Two kilometres of beautiful beach, lined by the oldest Norfolk pines on the Coast and framed by parks and a walking path loved by young and old... the foreshore is a community treasure.

On James St, in the heart of Burleigh you will find tradition and avant-garde walking arm in arm in a fusion that is both urbane and charming. With Dining choices ranging from the best and most famous the Gold Coast has to offer, to unique street eateries and two surf-clubs on the beach – you can't go wrong! Situated on the Gold Coast Highway, Burleigh is close to Broadbeach and Surfers, and has quick and easy access to the M1 at West Burleigh. Shopping is well catered for with specialty stores, major supermarkets and a farmers' market every weekend! Burleigh is also a mecca for small and medium business. Beyond the beach, the stylish neighbourhoods that surround Burleigh's beautiful lakes and canals are just a short walk away.

According to the 2016 census, there were 10,077 people in Burleigh Heads and 14,310 people in Burleigh Waters. Burleigh is serviced by a variety of good schools including two state primary schools, and private schools such as Marymount College, St Andrews Lutheran College, Kings Christian College and Hillcrest.





M-MOTION

'Real Estate's New Generation'



LAUREN MAHON

M 0491 111 939

E lauren.mahon@m-motion.com.au

1300MYSUCCESS

m-motion.com.au