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'Your New Lifestyle Awaits'



506m²

Property Overview

'Your New Lifestyle Awaits'

When you dream of the perfect family lifestyle, you envision a beautiful home, active days, fun in the sun, time together and the freedom to retreat and enjoy quiet time. This home has been created to provide just that. But more than just a stunning home, this is a destination and moreover, a lifestyle like no other.

180-metres to the golden sands of Burleigh beach and an easy walk to the ever vibrant James Street. This is a prime location. With love, vision and foresight, this house was constructed and engineered to the highest standard just 5 years ago. Taking full advantage of a perfect North facing perspective this home is remarkable. The feeling of being safe and secure is surpassed by a feeling of admiration. You are welcomed by an open vestibule, adorned with high ceilings and the warmth of a timber and glass staircase. You will know you're home!

Your home office is perfectly situated to fuel motivation and a sense of appreciation. Your main living areas with high ceilings and an abundance of glass are bright, open and very spacious. An entertainer's dream, this stunning kitchen is the heartbeat of the home. A place where the zest of living and the taste of togetherness come together. A teenage retreat leads perfectly to all four oversized bedrooms. The jewel in the crown is your master suite. Fall asleep to the lights of the city skyline and awaken to the fresh ocean breeze flowing in over your own private balcony.

The backyard is a blank canvas awaiting your creation; a tropical oasis would blend perfectly with the sparkling saltwater pool. Backing onto school ovals provides extended space, to kick the ball, walk the dog and allow the children to run and play.

This is your opportunity to live a truly wonderful lifestyle.

View as advertised or by appointment
Auction: On site | Saturday, 29th Oct 2022 at 11:00am



"Heart of the Home"



"Movie Nights"



"Rest & Relax"



"Splash into Summer"



"Live, Laugh, Love"

gh Beach
"Beautiful Burleigh"

E

Burleigh Heads State School



M-MOTION
'real estate's new generation'





Burleigh Headlands

Property Specifications

- Positioned on a Spacious 506m² Block
- Prime Location in the Heart of Burleigh Heads
- Newly Built & Still Under New Home Warranty
- Constructed & Engineered to a Very High Standard
- Perfect North Perspective
- Securely Fenced Property with Gated Intercom Entry
- Double Lock-Up Garage & Two Further Off-Street Parks
- Front Porch & Low Maintenance Garden
- Stylish Timber Door & Wide-Open Vestibule
- Beautiful High Ceilings & Oversized Doors/Hallways
- Ducted Air-Conditioning & Fans Throughout Home
- Open Plan Living Flows Onto Outdoor Entertaining
- Four Separate Interior Living/Dining Areas
- Built-in Bespoke Cabinetry & Storage Throughout
- Gourmet Kitchen Featuring Caesar Stone Bench Tops, Breakfast Bar and Walk Through Pantry
- Four Spacious Bedrooms with BIR's & Three Bathrooms
- Double Door Entry to Master Suite with Private Balcony
- Undercover Alfresco Patio & Separate Deck
- Sparkling Saltwater Pool (Approx. 6m) & Large Backyard with Untapped Potential
- Direct Gated Access to Large Oval
- 180-metres to World Famous Burleigh Beach

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Seller's Insights

"This home is a happy place. The vision was to create a 'home', not just a house. The design, the flow, the size was all conceived to bring family and friends together, whilst allowing for individual downtime when needed."

"A lot of what you can't see is what makes the building and construction of this house first-class. The standards that were demanded and the expense that was invested during the building of this home will serve you and your family for decades to come."

"Once you experience life in this location, you will never want to live back in the suburbs. Being able to stroll down to one of the world's greatest beaches, walking up to James Street for a coffee or to meet friends for lunch or wandering over to the weekend markets to enjoy fresh produce takes everyday living to a whole new level."

Market Analysis

25 Banksia Broadway, Burleigh Heads

Price: \$2,630,000
Traded: 17 May 2022
Size: 506m²
5 bed, 3 bath, 2 car



4 Cotton Street, Burleigh Heads

Price: \$3,050,000
Traded: 5 Mar 2022
Size: 405m²
3 bed, 2 bath, 2 car



24 Ferny Fairway, Burleigh Heads

Price: \$2,600,000
Traded: 13 Nov 2021
Size: 607m²
4 bed, 3 bath, 2 car



8 Brake Street, Burleigh Heads

Price: \$3,350,000
Traded: 27 Jan 2022
Size: 405m²
4 bed, 3 bath, 2 car

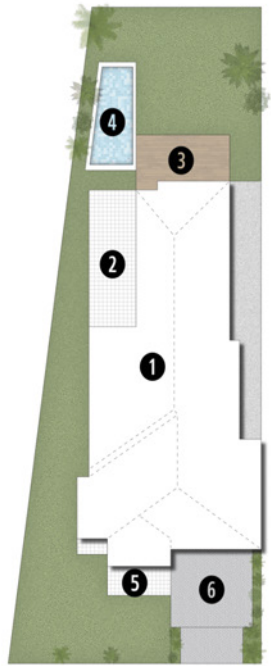
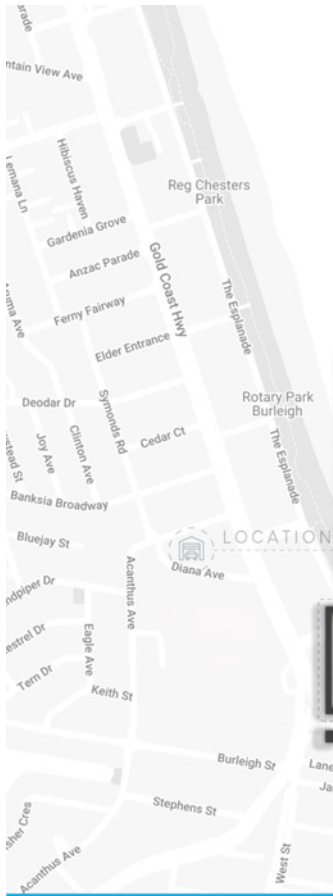


2 Mount Street, Burleigh Heads

Price: \$2,950,000
Traded: 18 Oct 2021
Size: 526m²
6 bed, 4 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.



- SITE PLAN LEGEND**
- 1. Residence
 - 2. Covered Outdoor Entertaining
 - 3. Patio
 - 4. Pool
 - 5. Verandah
 - 6. Driveway



Lauren Mahon
0491 111 939

8 Diana Avenue, Burleigh Heads
Internal: 340 m² | External: 52 m² | Approx Total: 392 m²

Plans shown are only indicative of layout. Dimensions are approximate.

"Grow with the Flow"

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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.

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.





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