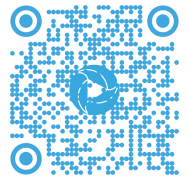




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"BEST KEPT SECRET"



4  2  2  451m<sup>2</sup>

## Property Overview

### "BEST KEPT SECRET"

Taking prime position at the end of a cul-de-sac in beautiful Burleigh Cove, at 10 Torres Court it's a time where your time will be your own, a time to live for everything that really matters, a time to feel secure and a time to enjoy the life you have earned. This peaceful cul-de-sac with just 11 homes is tightly held, and this home is on offer for the first time in nearly 20 years. Enjoying a near perfect North facing perspective, this home is bright, airy, and very welcoming. The gated entry foyer provides additional security and further peace of mind. Whist designed for low maintenance living, you will be surprised at how spacious and accommodating this home is. The impressive entry leads into two separate living areas with high ceilings and four large bedrooms. This home flows exceptionally well. Start each new day with a renewed sense of gratitude. Your master bedroom with ensuite and walk-in-robe leads out to a shaded courtyard and garden, a perfect spot for that morning coffee, whilst enjoying that gentle sea breeze and relishing in your own private sanctuary. 10 Torres Court offers more than just a home. Here you will be part of a friendly little neighbourhood where that old fashion sense of community continues to prevail. Offering convenience that is nearly impossible to beat, you can walk to Stockland's Shopping Centre, stroll down to James St or to Burleigh Heads Beach. This has to be one of the best kept little secrets of the Gold Coast. But this secret will not last, it is here waiting for you, and your time is now!

View as advertised or by appointment  
Auction: On site | Saturday, 28th Oct 2023 at 11:00am



"Safe & Secure"



"Rest & Relax"



"Heart of the Home"



"Quality Time"



"Morning Sunshine"

"World Class Location"

# 10 Torres Court Burleigh Waters

Burleigh Heads

Palm Beach

Stocklands  
Shopping Center

## Property Specifications

- Situated in the Heart of Burleigh Cove
- Tightly Held, Peaceful Cul-De-Sac with just 11 Homes
- Low Maintenance 451m<sup>2</sup> Block
- Near Perfect North Facing Perspective
- Extremely Private Home
- Security Gated Front Entrance
- Impressive Entry Leading into Two Separate Living Areas
- Spacious Kitchen Overlooking Breakfast Area
- Large Outdoor Entertaining Area
- Leafy Green Outlook
- Further Sheltered Seating Area in Front Garden
- New Carpeting Installed in September 2023
- 2 Bathrooms
- Four Spacious and Well Appointed Bedrooms
- Master Bedroom with Walk Through Robe, His & Her En-Suite and Direct Access to Outdoor Courtyard
- Two Car Garage with Built-In Hobby Bench
- Short Walk to Stocklands Shopping Centre
- 5-Minutes to World Famous Burleigh Beach
- Numerous Cafes, Restaurants, Parks, Sporting Clubs, Fire Brigade, Ambulance & Police Stations Close By
- Fully Insulated Property
- Natural Gas Pipeline Supply

Visit [10Torres.com](https://www.10Torres.com)



## Seller's Insights

"Torres Court is a rare find indeed. Being a small and quiet cul-de-sac with long term residents, everybody knows each other. It is such a friendly neighbourhood where you will feel welcome and also very safe and secure."

"You will love the fact the block is low maintenance but the house is very spacious. Family and friends can come and stay and you will never feel crowded."

"Your favourite space will be sitting out the back in the morning. With warm sun, complete privacy, local birds and the resident water dragon popping in to say good morning... The front garden is wonderful in the afternoon."

# Market Analysis

37 Sea Eagle Drive, Burleigh Waters

Price: \$1,575,000  
Traded: 17 Mar 2023  
Size: 803m<sup>2</sup>  
4 bed, 2 bath, 2 car



129 Dunlin Drive, Burleigh Waters

Price: \$1,465,000  
Traded: 06 Mar 2023  
Size: 700m<sup>2</sup>  
3 bed, 2 bath, 2 car



13 Coral Sea Court, Burleigh Waters

Price: \$1,660,000  
Traded: 22 Dec 2022  
Size: 661m<sup>2</sup>  
4 bed, 2 bath, 2 car



58 Sea Eagle Drive, Burleigh Waters

Price: \$1,390,000  
Traded: 03 Oct 2022  
Size: 627m<sup>2</sup>  
3 bed, 2 bath, 2 car



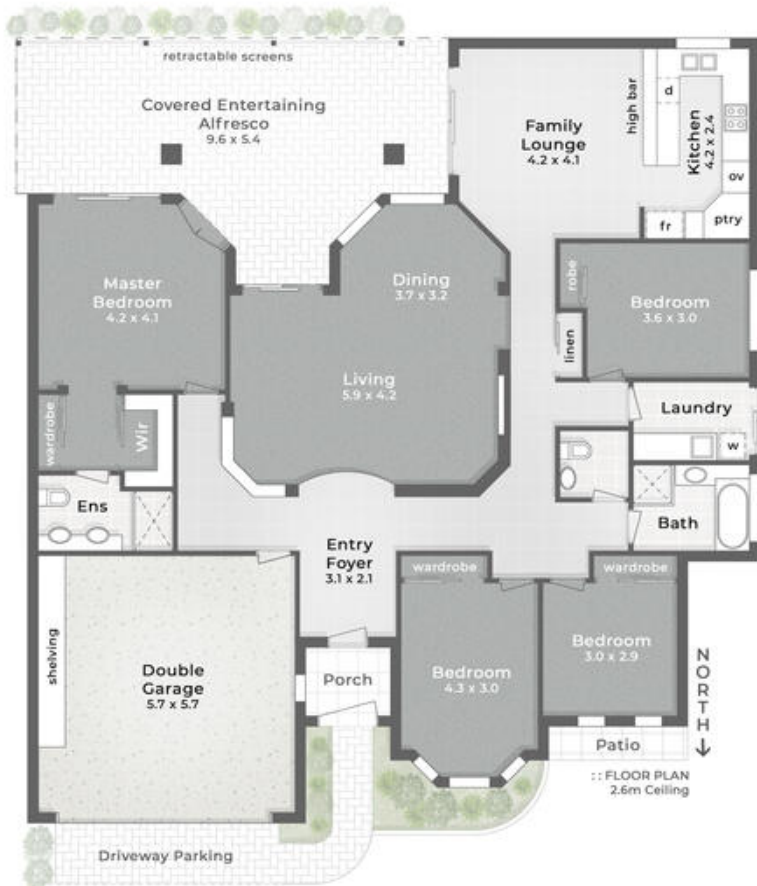
40 Shoalwater Court, Burleigh Waters

Price: \$1,525,000  
Traded: 16 Sept 2023  
Size: 640m<sup>2</sup>  
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.*





#### SITE PLAN LEGEND

1. Driveway Parking | 2. Entry Porch
3. Entertaining Alfresco | 4. Drying Court
5. Water Tank | 6. Side Gate Access
7. Garden Pavilion (2.8 x 2.5)



10 Torres Court BURLEIGH WATERS

451m<sup>2</sup> 4 Bed 2 Bath 2 Car + Off-Street

Internal 218m<sup>2</sup> | Alfresco & Porch 41m<sup>2</sup> | Total 259m<sup>2</sup>  
Garden Pavilion 7m<sup>2</sup>



Lauren Mahon 0491 111 939

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"Home Sweet Home"

Visit [10Torres.com](http://10Torres.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. 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

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