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## "EXECUTIVE LIVING"



# Property Overview

## "EXECUTIVE LIVING"

Nestled in the heart of Burleigh Waters, Apartment 1104 is more than a property... it's a lifestyle! Your new home enjoys prime poolside position, and epitomises Gold Coast living. As soon as you step inside, you'll be greeted by an oversized entrance that sets the tone for the grandeur that awaits. The stunning timber flooring coupled with the bright, modern finishes exudes warmth and sophistication, giving your new home an inviting and elegant touch. With an open plan design that seamlessly integrates your indoor and outdoor living, there's plenty of room for you and yours. Boasting a spacious, gourmet kitchen equipped with Bosch appliances and bespoke cabinetry, many a great meal will be cooked here! Equipped with two master suites, each en-suited, with built-in-robos and balcony access; this is an investors dream! The separate laundry area further adds to the functionality of this home. The high ceilings, beautiful pool views, oversized entertaining terrace and ample storage are just icing on the cake!

Here you will while away a weekend in whichever of the 2 pools you choose, sweat it out at the gym or relax with friends at the BBQ area. With on-site management, you can rest easy knowing that your needs are taken care of. Perfectly situated moments to the Gold Coast's famous Burleigh Beach, within a stones throw of Treetops Shopping Centre and surrounded by an array of popular cafes and restaurants, your new home could not be better situated!

View as advertised or by appointment  
Auction: On site | Saturday, 28th Oct 2023 at 12:30pm



"Elegant Entertaining"



"Home Sweet Home"



"Bright & Airy"



"Rise & Shine!"



"Poolside Paradise"

"Heart of the GC"

Burleigh Heads

12 Executive Drive  
Burleigh Waters

## Property Specifications

- Situated in the Ever Popular Burleigh Waters
- Located at Varsity View Apartments with Lift Access
- Prime Poolside Position on Level 1
- Low Maintenance Apartment with Modern Finishes
- Oversized Entrance with Ample Storage
- Built-In Air Conditioning & Fans
- Timber Flooring
- Double Master Bedrooms both with Balcony Access
- Both Masters Featuring Modern Ensuites
- Both Rooms Equipped with Built-In-Robes
- Bright & Airy, Open Plan Living Area
- Gourmet Kitchen with Bespoke Cabinetry
- Bosch Appliances and Quality Stone Benchtops
- Separate Laundry with Third Toilet
- Large Outdoor Entertaining Terrace/Balcony  
Second Private Balcony Accessed via Master Bedroom
- An Investors Dream! Great Rental Return
- Access to Varsity View Apartments Numerous Amenities
- Two Pools, Gym, BBQ Area and Plenty of Green Space
- Central Location - Metres to Treetops Shopping Centre  
and Minutes to Burleigh Beach!
- Secure Gated Car Park
- Additional Storage Cage

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## Seller's Insights

"You'll love the pool & BBQ areas! We love having friends and family over on the weekends... Plus, we never had to worry about all the maintenance associated with our wonderful lifestyle!"

"This location has been the best thing to happen to us! A quick stroll to Treetops for milk or a 5-min drive to Burleigh Beach... It's been a dream."

"There's something so relaxing about being able to lock the apartment up and head off for a weekend away... less house more life!"

# Market Analysis

1602/12 Executive Drive, Burleigh Waters

Price: \$600,000  
Traded: 18 Sept 2023  
2 bed, 2 bath, 1 car



1302/12 Executive Drive, Burleigh Waters

Price: \$550,000  
Traded: 04 Nov 2022  
2 bed, 2 bath, 1 car



4406/12 Executive Drive, Burleigh Waters

Price: \$596,500  
Traded: 19 Sept 2022  
3 bed, 2 bath, 1 car



1201/12 Executive Drive, Burleigh Waters

Price: \$565,000  
Traded: 09 Oct 2022  
2 bed, 2 bath, 1 car



1205/12 Executive Drive, Burleigh Waters

Price: \$603,000  
Traded: 30 Aug 2022  
3 bed, 2 bath, 1 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.*





## 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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