



Re-live and share your viewing experience in HD
Visit: 220TheEsplanade.com



"BEACHFRONT APARTMENT - BURLEIGH HEADS"



Property Overview

"BEACHFRONT APARTMENT - BURLEIGH HEADS"

Welcome to the iconic 'Mediterranean'.
Welcome to Beautiful Burleigh! Here we offer you Apartment 2305...

Walking out to this view each morning, where you will stop and take in the natural beauty that has made Burleigh Heads world renowned, simply fills your heart with a true sense of appreciation. Perfectly situated on the third floor of the North Tower, this bright, and spacious apartment will provide for you the quintessential Gold Coast lifestyle. The Pacific Ocean seems an extension of your lounge room and whilst you relax or entertain on this wrap around balcony. Held in the same family for 22 years, this is your opportunity to secure a beach front apartment where capital growth is guaranteed, rental demand is super high and you have the ability to refurbish the entire home to elevate the interior to a first-class, modern residence.

With world class facilities including a 20-metre outdoor pool as well as a 10-metre indoor pool, a gym, sauna and spa; you and the family can be as active or as relaxed as you choose. A remarkable feature of The Mediterranean is the amazing rooftop entertaining area, for your use whenever you choose. Relax, unwind, take in the 360-degree views whilst enjoying an evening BBQ! Walk to Burleigh Village which boasts a host of amazing restaurants, cafes, bars and boutiques.

With strict instructions to sell, you need to act swiftly. Will this home be in your family for the next 22 years?



M-MOTION
real estate's new generation

View as advertised or by appointment
Auction: On site | Saturday, 10th Feb 2024 at 10:30am



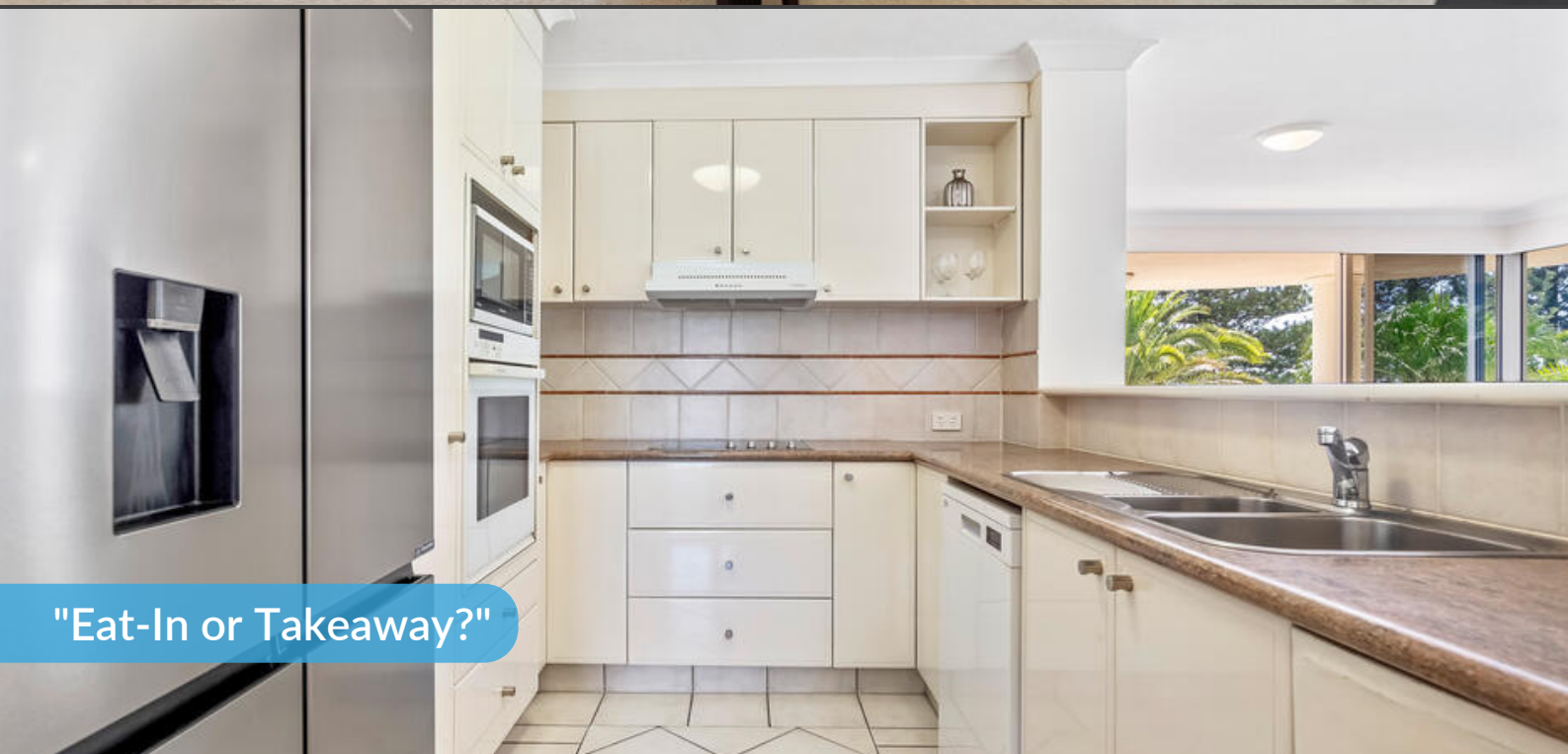
"Magical Mornings"



"Tropical Oasis"



"Living's a Breeze"



"Eat-In or Takeaway?"



"Holiday Everyday"

"At Your Doorstep"

BURLEIGH HEADS

JAMES STREET

BURLEIGH SS



M-MOTION
'real estate's new generation'

Property Specifications

- Perfectly Positioned Beachfront in Burleigh Heads
- Located in the North Tower of the Iconic 'Mediterranean'
- Direct Beach & Ocean Views
- Private & Secure Entry
- Situated on the Third Floor with Foyer Entrance
- Opportunity to Further Modernise & Add Immense Value
- Bright & Airy Open Plan Living
- Wrap-Around Balcony
- Three Well-Appointed Bedrooms
- Master Suite with Walk-Through-Robe and Ensuite
- Two Bathrooms
- Freshly Painted
- Lift Access
- Two Secure Underground Car Parks
- Bonus Storage Shed in Car Park
- Direct Access to a Host of Resort Style Facilities:
- Indoor and Outdoor Pools and Spas
- Gymnasium and Sauna
- Entire Rooftop Entertaining with BBQ Area
- Centrally Located on the Esplanade. Walking Distance to Countless Restaurants, Bars, Cafes, Shops and Schools
- Metres to the Golden Sands of Burleigh Beach
- First Time on Offer in 22-Years

Visit [220TheEsplanade.com](https://www.220TheEsplanade.com)



Seller's Insights

“You will never tire of starting your day in this apartment. The view is literally energising. Early mornings are magical, and an afternoon spent on the balcony is beyond relaxing.”

“You will never want to live away from the beach again. Steps to the golden sands, walks along The Esplanade or popping out for a coffee and some brunch... This is life at its best!”

“This apartment is yearning to be modernised. If you have the vision, this space will provide you with a blank canvas to create an absolute masterpiece!”

Market Analysis

1/24 The Esplanade, Burleigh Heads

Price: \$1,610,000
Traded: 11 Jan 2023
3 bed, 2 bath, 1 car



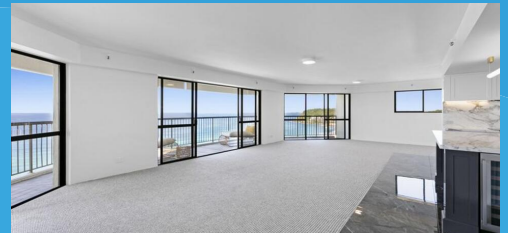
12/194-198 The Esplanade, Burleigh Heads

Price: \$1,900,000
Traded: 17 Feb 2023
3 bed, 2 bath, 1 car



48/146 The Esplanade, Burleigh Heads

Price: \$2,400,000
Traded: 05 Aug 2022
3 bed, 2 bath, 1 car



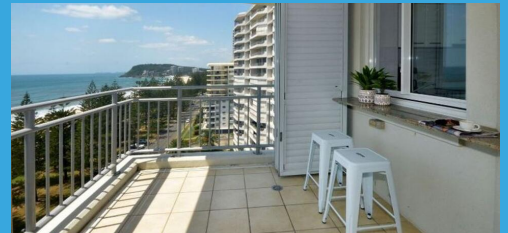
1/158 The Esplanade, Burleigh Heads

Price: \$1,565,000
Traded: 23 Feb 2022
3 bed, 1 bath, 1 car

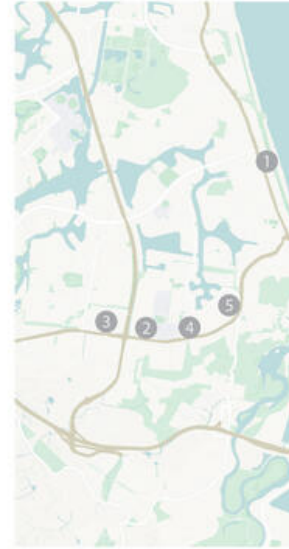
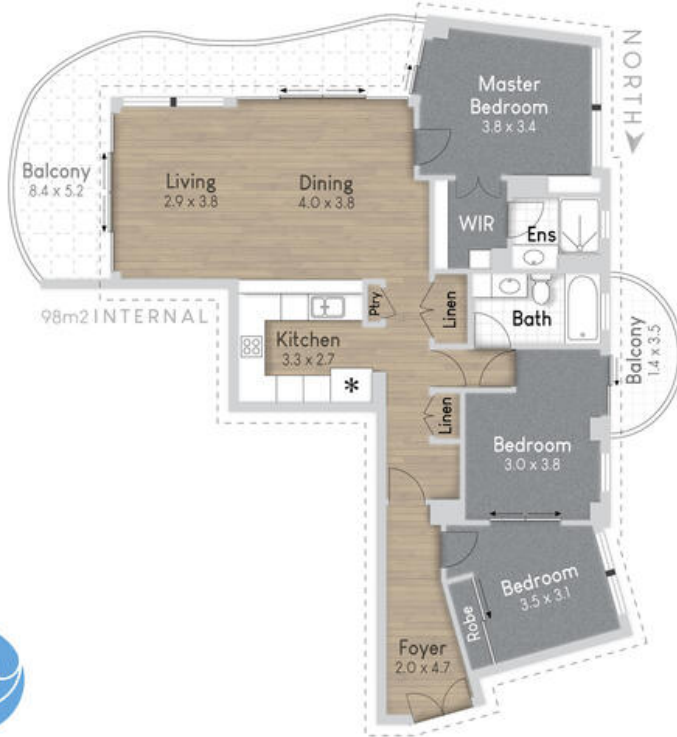


30/186 The Esplanade, Burleigh Heads

Price: \$1,900,000
Traded: 15 Mar 2022
3 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.



Location Map

- 1 RESIDENCE
- 2 SUPER BUNNINGS
- 3 TREETOPS SHOPPING CENTRE
- 4 MARYMOUNT COLLEGE
- 5 STOCKLANDS SHOPPING CENTRE



2305/220 The Esplanade, Burleigh Heads

BED 3 BATH 2 CAR 2

Internal: 98 m² | External: 23 m² | Approx Total: 121 m²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



"A Space to Create"

Visit 220TheEsplanade.com

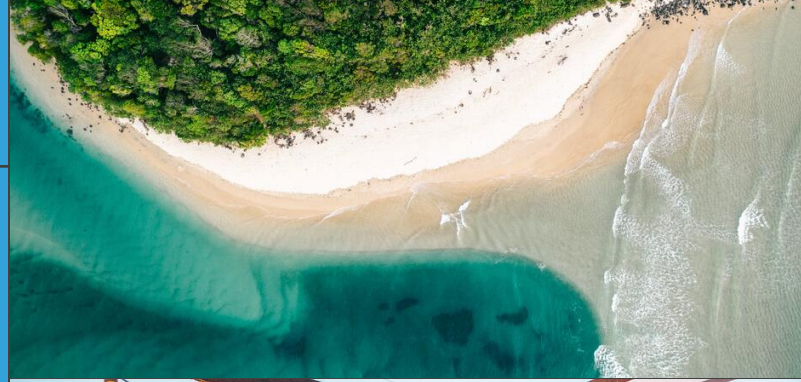
Suburb Profile

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 kilometers 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

'Real Estate's New Generation'



MICHAEL MAHON

M 0414 275 272

E Michael@m-motion.com.au

LAUREN MAHON

M 0491 111 939

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

1300MYSUCCESS

m-motion.com.au