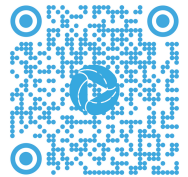




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'AUCTION - PUBLIC TRUSTEE'



4  2  2  586m²

Property Overview

'AUCTION - PUBLIC TRUSTEE'

Nestled on a tranquil cul-de-sac in the heart of beautiful Burleigh Cove, this solid and spacious home offers timeless features that you won't find in newer builds. With high ceilings throughout and generously sized rooms, every corner of this property reflects thoughtful design and quality construction.


The home has undeniable charm and character, standing as a testament to its enduring integrity. With a bit of modernisation, you can enhance its unique qualities and truly make it your own.

The abundant natural light and gentle ocean breeze make this home a joy to live in year-round. From this elevated position and true north-facing perspective, you'll enjoy a beautiful vista across to the adjacent lake and park.

The location couldn't be more ideal—quiet and serene, yet just minutes from world-renowned Burleigh Beach, Stockland's shopping centre, and the vibrant James Street.

Such appeal also makes this a prime investment, where capital growth is virtually guaranteed. There is an opportunity to add value the day you buy this home! Needless to say, it would be rented before it settles!

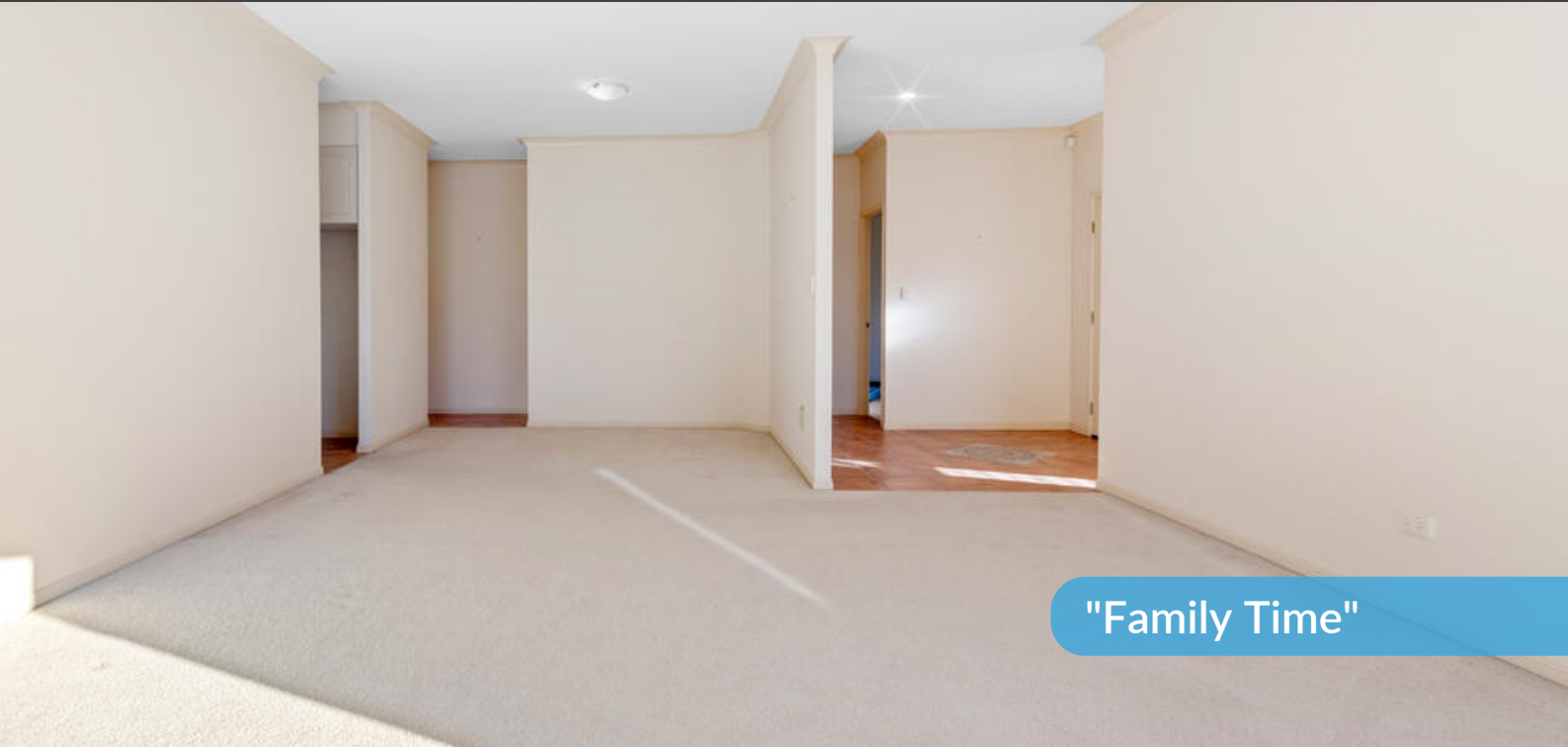
This cherished family home has been lovingly cared for, by the same family, for nearly 20 years. With instructions from the Trustee, this property must be sold!



View as advertised or by appointment
Auction: On site | Saturday, 31st August 2024 at 12:00pm



"Light, Bright & Airy"



"Family Time"



"Cook & Overlook"



"Relax & Unwind"



"A New Perspective"



"World Class Location"

Caningeraba State School

Surfers Paradise

Burleigh Heads

Property Specifications

- Situated in the Heart of Burleigh Cove
- Tightly Held, Peaceful Cul-De-Sac with just 11 Homes
- Relatively Low Maintenance 586m² Block
- Largest Block in Torres Court, with Elevated Position
- Perfect North Facing Perspective
- Extremely Private Home
- Lovely Street Appeal with a Manicured Front Lawn
- Oversized Double Door Entry
- High Ceilings Throughout
- Bright & Airy Open Plan Living
- Separate Lounge/Dining & Family Room
- Sizeable Kitchen w Gas Cooktop & Potential for a Servery
- Four Generously Sized Bedrooms with Built-In-Robes
- Master Suite Boasting Large Walk-In-Robe & Ensuite
- Grassy Backyard & Paved Outdoor Alfresco Area with Insulation, Overlooking Adjacent Park and Lake
- Repainted and Roof Restored
- Double Lockup Garage with Storage & Internal Access
- Further Off-Street Parking
- Separate Laundry with External Access
Plenty of Storage Throughout
- Short Walk to Stocklands Shopping Centre
- 5-Minutes to World Famous Burleigh Beach

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Seller's Insights

"You will love how spacious the house is. Family and friends can come and stay and you will never feel crowded. Plus, if you like to entertain you will love the flow from your internal living to outdoor alfresco area!"

"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."

"Your favourite spot will be sitting out the back. With warm sun and complete privacy, you will appreciate the elevation while overlooking the lake and park."

Market Analysis

111 Harrier Drive, Burleigh Waters

Price: \$1,270,000
Traded: 20 Feb 2024
Size: 427m²
3 bed, 2 bath, 3 car



10 Torres Court, Burleigh Waters

Price: \$1,400,000
Traded: 28 Oct 2023
Size: 451m²
4 bed, 2 bath, 2 car



18 Schooner Court, Burleigh Waters

Price: \$1,350,000
Traded: 07 Feb 2024
Size: 420m²
3 bed, 2 bath, 2 car



43 Rainbird Close, Burleigh Waters

Price: \$1,180,000
Traded: 20 April 2024
Size: 471m²
3 bed, 2 bath, 2 car



4 Rainbird Close, Burleigh Waters

Price: \$1,200,000
Traded: 06 Mar 2024
Size: 401m²
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.



4 Torres Court **BURLEIGH WATERS**

4 | 2 | 2 | 228m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.



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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 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.





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