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'ELEVATE YOUR LIFESTYLE'



3  2  2  544m<sup>2</sup>



# Property Overview

## 'Elevate Your Lifestyle'

Located in the heart of beautiful Burleigh Cove, and on offer for the first time in over 20 years, 11 Torres Court is where you will enjoy the life you have earned! This property takes prime position, at the end of a peaceful cul-de-sac comprising just 11 homes. Enjoying a near-perfect northeast-facing perspective, this home is bright, airy, and very welcoming. This elevated parcel of land captures refreshing ocean breezes, the energising rays of the morning sun and boasts a vista that will remind you how lucky you are to call this place home!

Whilst designed for low-maintenance living, you will be surprised at how spacious and accommodating this home is. A commanding street presence with a long driveway that leads directly into your large double lock-up garage provides ease of access, additional security and peace of mind. Once inside you will be impressed with the size and effortless flow of your new home. Most of all, you, your family and your guests, will appreciate the separation of your living, entertaining and relaxation spaces. All three bedrooms are generous in size, with the master boasting a walk-in -robe and twin vanity ensuite. The interior of your new home integrates beautifully with your alfresco and outdoor garden areas. Start each new day with a renewed sense of gratitude while relishing in your own private sanctuary.

Here you will be part of a friendly little neighbourhood where that old-fashioned sense of community continues to prevail. Offering convenience that is nearly impossible to beat, you can walk to Stockland's shopping centre, James Street and Burleigh Heads Beach in minutes.

This has to be one of the best-kept little secrets of the Gold Coast. 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 21st Sept 2024 at 10:30am



"Family Time"



"Welcome Home"





"Heart of the Home"



"Light, Bright & Airy"





"Morning Sunshine"



"World Class Location"



Property Specifications

- Situated in the Heart of Burleigh Cove
- Peaceful Cul-De-Sac with just 11 Homes
- Low Maintenance 544m² Block
- Elevated Position
- Near Perfect North-East Perspective
- Commanding Street Presence with a Long Driveway
- Extremely Private Home
- Seating Area in Front Garden
- Bright & Airy with Impressive Void Upon Entry
- High Ceilings Throughout
- Air-Conditioning & Installed Ceiling Fans
- 3 Generously Sized Bedrooms & 2 Bathrooms
- Sizeable Kitchen w Gas Cooktop & Potential for a Servery
- Several Large Open Plan Living Areas
- Spacious Closed-in Sunroom that Integrates Beautifully with Outdoor Alfresco Area
- 40 Solar Panels
- 2,000L Water Tank
- Double Lock-Up Garage
- Numerous Cafes, Restaurants, Parks, Sporting Clubs, Fire Brigade, Ambulance & Police Stations Close By
- Short Walk to Stocklands Shopping Centre
- 5-Minutes to World Famous Burleigh Beach

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## Seller's Insights

"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 new home combines space, convenience, comfort and lifestyle above all else."

"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 live in the sunroom! Not only does it perfectly integrate your indoor and outdoor living, it offers a beautiful blend of them both."

## Market Analysis

4 Torres Court, Burleigh Waters

Price: \$1,356,000  
Traded: 31 Aug 2024  
Size: 586m<sup>2</sup>  
4 bed, 2 bath, 2 car



15 Schooner Court, Burleigh Waters

Price: \$1,450,000  
Traded: 15 Mar 2024  
Size: 434m<sup>2</sup>  
4 bed, 2 bath, 2 car



10 Torres Court, Burleigh Waters

Price: \$1,400,000  
Traded: 28 Oct 2023  
Size: 451m<sup>2</sup>  
4 bed, 2 bath, 2 car



3 Stingray Crescent, Burleigh Waters

Price: \$1,550,000  
Traded: 12 Jul 2024  
Size: 577m<sup>2</sup>  
4 bed, 2 bath, 2 car



111 Harrier Drive, Burleigh Waters

Price: \$1,270,000  
Traded: 20 Feb 2024  
Size: 427m<sup>2</sup>  
3 bed, 2 bath, 3 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.*





## 11 Torres Court BURLEIGH WATERS

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

3 | 2 | 2 | 217m<sup>2</sup>



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'real estate's new generation'

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## Suburb Profile

Burleigh Waters is a serene oasis on the Gold Coast, nestled in the heart of the Gold Coast, offers an unparalleled blend of suburban tranquility and modern convenience. This family-friendly suburb is built around five picturesque lakes—Lake Heron, Miami Lake, Swan Lake, Pelican Lake, and Burleigh Lake. These waterways not only enhance the suburb's natural beauty but also provide opportunities for kayaking, boating and swimming. The suburb is renowned for its peaceful environment, dotted with parks, green spaces, and family-friendly playgrounds, making it an ideal place for raising children.

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. 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. 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!

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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