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'A Place to Belong, A Home to Love'



660m<sup>2</sup>



# Property Overview

## 'A Place to Belong, A Home to Love'

Nestled in one of Burleigh Cove's most picturesque streets, 16 Shoalwater Court will welcome you and yours with open arms.

From the moment you step inside the double-door entry, soaring cathedral ceilings and sunlit interiors create a sense of grandeur; while full-length pictures window frame serene views of the sparkling saltwater pool and lush parkland beyond. Designed for effortless family living, this elegant residence blends space, style and serenity in perfect harmony. This is where you belong...

Offering two separate, and equally spacious, internal living areas there is plenty of room for family and friends. The heart of the home is the stone kitchen, where loved ones naturally gather. Flowing effortlessly onto your alfresco entertaining area, overlooking your sparkling saltwater pool and adjoining nature reserve, this is an idyllic backdrop for relaxed weekends and summer celebrations. The thoughtful floorplan seamlessly connects indoor and outdoor spaces, making it easy to entertain, unwind and create lifelong memories. Here, there is room for every chapter of your family's story.

With four generously sized bedrooms serviced by two bathrooms, this home caters to the growing family. The master suite is a true sanctuary, complete with a walk-in robe, luxurious ensuite with spa bath, and private access to your outdoor oasis.

Replace neighbours at the rear, with birdlife, greenery and a walking path that connects you to Dunlin Drive and the ovals of Marymount College. Perfectly positioned just minutes from Stockland's Shopping Centre, the vibrant lifestyle of Burleigh Beach and excitement of James Street, you will not only cherish this home but love this lifestyle!

This is your chance to secure a home where life's best moments are yet to unfold. Make it yours.

View as advertised or by appointment  
Auction: On site | Saturday, 1st March 2025 at 12:00pm





"Brighter Perspective"



"Sun-Kissed Mornings"





"Quality Time Begins"



"Million Miles Away..."





"Everyday Getaway"





"Beautiful Burleigh"

Burleigh Beach

Burleigh Head National Park

Stockland Burleigh Heads Shopping Centre

Coral Sea Court Reserve

## Property Specifications

- Situated on a 660m² Block in the Heart of Burleigh Cove
- Peaceful No-Through Road - 'Best Street in Burleigh'
- Adjoining Lush Council Reserve with No Rear Neighbours
- Grassy Front Garden & Double Door Entry
- Bright & Airy with Full Length Picture Window
- Cathedral Ceilings Upon Entry
- Two Separate, Open-Plan & Spacious Living Areas
- Gourmet Stone Kitchen with Plenty of Storage
- 4 Generously Sized Bedrooms & 2 Bathrooms
- Large Master Suite in Separate 'Wing' w WIR & Ensuite
- Direct Access from Master to Outdoor Seating Area
- Fully Paved, Alfresco Entertaining Area
- Impressive Sparkling Saltwater, Fully Tiled Pool
- Wonderful Birdlife and Tranquil Setting
- Freshly Painted Inside and Out, Brand New Colorbond Side Fences & Roof Completely Restored
- Secure Double Lock-Up Garage & Separate Laundry
- Four Split System Air-Conditioners & Fans Throughout
- 6 kW Solar System (with 10 kW LG Battery)
- Walking Path that Connects you to Dunlin Drive and Marymount College.
- 2km to Stockland Shopping Centre
- 5-Mins to World Famous Burleigh Beach & James Street

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## Seller's Insights

"Shoalwater Court is a rare find indeed. Being a small and quiet no-through road with long-term, 'house proud' residents, everybody knows each other. It is such a friendly neighbourhood where you will feel welcome and also very safe and secure. You'll often see kids riding their bikes or playing cricket on the street."

"The council-maintained nature reserve behind your home is an extension of your backyard! With direct access, you can step straight into open green space where kids can play, pets can roam and parents can unwind. You're spoilt here!"

"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 and pool area!"

## Market Analysis

38 Shoalwater Court, Burleigh Waters

Price: \$1,780,000  
Traded: 28 Sept 2024  
Size: 650m<sup>2</sup>  
4 bed, 2 bath, 2 car



132 Dunlin Drive, Burleigh Waters

Price: \$1,945,000  
Traded: 13 Jul 2024  
Size: 776m<sup>2</sup>  
4 bed, 2 bath, 2 car



58 Sea Eagle Drive, Burleigh Waters

Price: \$2,050,000  
Traded: 8 Nov 2024  
Size: 627m<sup>2</sup>  
3 bed, 2 bath, 2 car



5 Coral Sea Court, Burleigh Waters

Price: \$1,870,000  
Traded: 13 Nov 2024  
Size: 776m<sup>2</sup>  
4 bed, 2 bath, 2 car



3 Lanai Drive, Burleigh Waters

Price: \$1,965,000  
Traded: 06 Jun 2024  
Size: 750m<sup>2</sup>  
4 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.*





## 16 Shoalwater 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.

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"Functional Flow with Flair!"

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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.

'Burleigh Cove', a prized enclave within Burleigh Waters, is a master-planned community known for its peaceful streets, picturesque lake, and high-quality homes. For good reason, it is one of the most desirable locations on the Gold Coast. Designed with families in mind, Burleigh Cove provides an enviable lifestyle with easy access to parks, schools, shopping, and of course, the iconic Burleigh Beach just minutes away. The stunning Burleigh Lake winds through the neighbourhood, offering a serene setting for morning walks, kayaking, or simply enjoying the view! Service 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, here you have it all.

Just a short walk from the stylish neighbourhoods that surround Burleigh's beautiful lakes and canals – on the point of Tallebudgera Creek – is a National Park and local recreation spot loved by locals today as it has been by Aboriginals for thousands of years. 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 Street, in the heart of Burleigh you will find tradition and avant-garde walking arm in arm. With dining choices ranging from the best and most famous the GC has to offer, to unique street eateries and two surf-clubs on the beach – you can't go wrong! Shopping is also well catered for with specialty stores, major supermarkets and a farmers market every weekend!

Burleigh Cove offers the perfect balance of lifestyle, community and convenience, making it a sought-after place to call 'home'.







# M-MOTION

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