

**102/29 Hill Avenue, Burleigh Heads, Qld 4220**



**Unit For Sale**

Friday, 26 January 2024

102/29 Hill Avenue, Burleigh Heads, Qld 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Mick Brace

0413436256

## Offers over \$850,000

Nestled in the vibrant heart of Burleigh Heads, this residence offers an unparalleled eastern panorama, promising an extraordinary living environment. If you're in search of the ultimate lifestyle haven, your quest concludes here. A leisurely stroll places you in the midst of the thriving Burleigh Heads CBD, surrounded by charming boutiques, delightful cafes, renowned restaurants, and the enchanting beach.

**Key Features:** 2 bedrooms with built-in robes 2 bathrooms, including a renovated ensuite for the main bedroom Main bathroom features a relaxing bath Open-plan living and dining design Well-appointed kitchen with ample cabinetry Spacious living area Balcony with panoramic views of the beach, pool, and private garden Air conditioning in the living area Onsite gym and sauna facilities Secure undercover parking with storage space Easy lift access to your apartment Excellent whale watching opportunities from May to November Ideal for owner-occupiers or investors Walking distance to James Street, restaurants, cafes, the beach, and Burleigh National Park

What sets this unit apart is the direct access from the secure car park into your unit. The main bedroom boasts a larger renovated ensuite, and you have your own back door for convenient entry and exit. With only 2 units on this level, enjoy enhanced privacy and refreshing cross-flow breezes, thanks to the absence of a shaft blocking the Western side. Additional features include a car wash space and a rooftop clothesline. Residents can take advantage of facilities such as a large pool, barbecue area, fully equipped gymnasium, sauna, and a half-court tennis court – all just steps away.

Opportunities to own such rare apartments are few and far between, so don't miss out. Call me today to arrange your inspection before this exceptional property is snapped up! You are advised that while every effort has been made to ensure the accuracy of information herein is true, accurate and obtained from reliable sources and is for general information only. Realty Blue Pty Ltd, and its director, offices, employees, agents, vendors, and related entities are not responsible for and disclaims all liability and responsibility, including for negligence, for errors, for omissions or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein and must instead satisfy themselves by inspection or otherwise.