

11 Arbury Hill Close, Burleigh Heads, Qld 4220

House For Sale

Wednesday, 3 April 2024

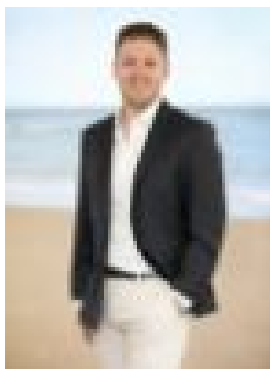
11 Arbury Hill Close, Burleigh Heads, Qld 4220

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alex Kennedy
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Braiden Smith
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Expressions of Interest

Nestled in a serene cul-de-sac, this beautiful home offers a practical family-oriented layout with a spacious backyard, perfect for children and pets. This exceptional property boasts a rare opportunity with two driveways - one leading to a two-car garage and the other to gated side access, ideal for a boat or caravan. Inside, two spacious living areas seamlessly merge, extending effortlessly to the outdoor entertaining zone, ideal for hosting gatherings during the warmer months. The residence comprises three generous bedrooms, the master at the front featuring an ensuite and built-in robes. The additional bedrooms are well-positioned away from the master and share access to a spacious main bathroom. The well-equipped kitchen overlooks the backyard and includes a breakfast bar, ample storage, and quality appliances. Outdoors, revel in the tranquility of the private entertaining area, complete with a backdrop of a nature reserve and a sunny north-facing aspect. There's even space to add a pool if desired. This home offers a lifestyle of cherished moments and joyous occasions, conveniently located just a 10-minute drive from the vibrant James Street precinct and renowned pristine beaches. Key features include:

- Three bedrooms, master with ensuite
- Spacious main bathroom with bath and separate toilet
- Laundry with external access
- Dual light-filled living areas
- North-facing aspect
- Tranquil setting with no rear neighbours
- Well-appointed kitchen with breakfast bar
- Double lock-up garage with a study/work-from-home area
- Gated side access with its own driveway
- Fully fenced block
- Generous 603sqm land size
- Outdoor entertaining area
- Large grassy backyard with potential for a pool
- Peaceful cul-de-sac location
- Abundant storage options
- Elevated to capture coastal breezes
- Close proximity to sprawling parklands and walking tracks

Enjoy the convenience of being less than 500 meters from expansive parklands and walking trails, with Burleigh Heads beach just a short 10-minute drive away. This idyllic location offers the perfect blend of coastal living and modern convenience, with easy access to Brisbane, quality schools, shopping centres and the M1 Pacific Motorway.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.