

2032/1 Ocean Street, Burleigh Heads, Qld 4220



Sold Unit

Friday, 1 September 2023

2032/1 Ocean Street, Burleigh Heads, Qld 4220

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Unit

\$1,130,000

Introducing a generously proportioned 2-bedroom ground floor apartment situated within the prestigious Swell Residence, located in the heart of the charming and vibrant Burleigh neighborhood. However, the standout feature of this property is the expansive outdoor living area. Extending from the main living space, this spacious outdoor haven is perfect for entertaining guests, cultivating your own garden, hosting BBQ gatherings with friends, or simply basking in the sun during leisurely afternoons. Indoors, the living areas are thoughtfully designed to provide both relaxation and versatility. The two bedrooms offer ample space for rest, and the ground floor setting seamlessly connects you with the outdoors, allowing natural light to flood the space. What truly sets this property apart is its potential for conversion into a 3-bedroom layout should you desire more room, and the abundance of space also makes it ideal for a growing family or as a dedicated workspace. This flexibility caters to various needs. With no need for a car, as all essential amenities, transport, entertainment, and the famous Burleigh Beach are within a leisurely stroll of less than 200 meters away, this exceptional property comes with a 2-car lock-up garage! When you're ready to explore the surrounding area, everything is within walking distance. You'll find an abundance of activities and attractions, with some of the region's finest beaches, cafes, and restaurants just minutes away, ensuring you'll always have new places to discover.

Key Features: Expansive ground floor patio with a private yard 2 bedrooms (option to convert the dining space into a 3rd bedroom if desired) Master bedroom with a walk-in robe and ensuite High-quality Caesar stone benchtops, 2 Pac finishes, and Smeg appliances Stainless steel SMEG dishwasher SMEG stainless steel oven/cooktop Open living/dining area seamlessly connected to the balcony A spacious 107m² interior, complemented by a substantial 98m² private yard, provides ample space for both relaxation and entertainment 2 bathrooms, one featuring a bathtub Ducted air-conditioning High ceilings that create an open and airy atmosphere Convenient ground floor unit European laundry Double lock-up garage with additional storage space

State-of-the-Art Facilities: Comprehensive security with intercom access Elevator access Heated pool and spa Full-size tennis court Fully equipped gymnasium BBQ area and games room

Financial Information: Rates: Approximately \$1,866.80 per annum Water: Approximately \$450 per quarter Body Corporate Fees: \$188.54 per week when paid on time with a 20% discount

This property offers more than meets the eye. Surrounded by conveniences, you'll always be at the heart of the action, and with your private yard, direct access to the pool and spa, proximity to the gym, tennis courts, and BBQ area, you'll feel like you're living in your own exclusive resort. Experience the allure of Swell seaside resort, perfectly positioned near patrolled beaches, Burleigh's renowned point break, Surf Club, and beachfront dining, all just steps away. A brief stroll takes you to Burleigh Village shopping, where you'll find chic boutiques, cafes, and restaurants. This address grants you effortless access to all your desires. One of the most remarkable aspects of this property is the convenience of having restaurants and a club connected on the premises. With a simple elevator ride, you can enjoy a delectable meal or a night out without ever leaving the comfort of your own home. And with a variety of options to choose from, you'll always have something new and exciting to try. For viewings and further information, please contact Sharon Orlandini at 0428 646 634.

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