

# 2054/2-14 The Esplanade, Burleigh Heads, Qld 4220

## Unit For Sale

Tuesday, 16 January 2024

2054/2-14 The Esplanade, Burleigh Heads, Qld 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Ben Snell  
0438065547



Braiden Smith  
0413203626

## Expressions of Interest

Welcome to unit 2054 'Ambience' a hallmark of luxury apartment living in Burleigh Heads. Enjoy generous, light-filled open plan living and dining which seamlessly integrates with the oversized entertaining terrace from where you can enjoy sensational views of the pristine Burleigh Heads coastline & CBD. The apartment features a well-appointed floorplan with two double bedrooms separated by a spacious open plan living and dining area between. The property comes complete with ducted air-conditioning and high ceilings throughout. The gourmet kitchen features gas cooking, stone benchtops, breakfast bar, European S/S appliances and quality fittings and fixtures throughout. The well-appointed master suite comes complete with a walk-through robe and generous en-suite fitted with stone benchtops, double vanities, large walk-in shower & direct balcony access where you can enjoy lovely ocean views. The second bedroom features its own private balcony & ocean views. The main bathroom is well-appointed and features stunning stone benchtops & quality fittings and fixtures throughout. This quality apartment comes complete with a laundry & two car spaces in the secure underground basement carpark along with allocated storage. Positioned comfortably on the 5th floor this sky home is perfectly positioned overlooking Burleigh Headland & the popular James Street Shopping & dining precinct. It is hard not to feel totally immersed in the Burleigh lifestyle from this generous beachside apartment. Within Ambience at Burleigh, resort-style facilities are at your disposal with the two residential towers connected by a communal recreation terrace with stunning gardens and a BBQ area, a 25m cantilevered pool along with a sauna, steam room, spa, and gymnasium. Features; Gourmet kitchen featuring stone benchtops, breakfast bar, European S/S appliances and quality fittings and fixtures throughout. Open plan lounge, dining and kitchen seamlessly integrates with beachfront terrace and generous wrap around balcony. Spacious lounge area with direct balcony access. Coastal views. All bedrooms and living areas complimented by floor to ceiling windows & doors. Master suite positioned away from other bedrooms for complete privacy. Two bedrooms all featuring balcony access - master with lavish en-suite complete with double vanities, shower and walk through robe. Second bedroom with private balcony access. Large functional laundry. Large main bathroom fitted with, stunning stone benchtops & quality fittings and fixtures throughout. Ducted air-conditioning. 2 secure car spaces in basement carpark along with allocated storage. Smart LED lighting. Intercom system for guest access. Active & helpful on-site management. Holiday letting allowed. Building Amenities; Ambience Residences pride itself on class and convenience and boasts a 25m lap pool, fully equipped gymnasium, BBQ and dining areas as well as a spa and sauna room all located directly across from the pristine beaches of Burleigh Heads. Location ; Burleigh Heads beach – Pure white sand. Sparkling turquoise water. Warm golden sunshine. Pristine avenues of majestic Norfolk Pines. Acres of beautiful green parkland. This is the ambience of Burleigh . Famous for its gently curving beach, Burleigh is protected by verdant national parkland to the south and offers panoramic views of Surfers Paradise to the north. Contact Braiden Smith on 0413 203 626 to arrange your private inspection today. 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.