

**25/114 The Esplanade, Burleigh Heads, Qld 4220**

 Ray White Coastal

**Apartment For Sale**

Thursday, 11 January 2024

25/114 The Esplanade, Burleigh Heads, Qld 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Guy Powell

0413030851

## Auction

Auction In Rooms, Wednesday 7th February at 11:00am. Level 1, 16 Queensland Avenue, Broadbeach. Start your day to the sound of the ocean and enjoy a relaxed carefree lifestyle where the beach is your front yard. This spacious two-bedroom, two-bathroom beachfront apartment presents in immaculate condition and boasts the prized North-East aspect that is often sought but seldom found. Situated within the highly desirable 'Southern Cross' building and North-East aspect on The Esplanade, this residence is perfectly positioned on the 7th floor capturing uninterrupted ocean vistas above the pines. The apartment benefits from an abundance of natural light and captures cool ocean sea breezes, with open plan living and dining areas that flow seamlessly to your private NE facing balcony offering fantastic indoor and outdoor flow. A renovated kitchen with travertine look flooring is positioned at the heart of the home with ocean views, breaky bar, electric blinds and plenty of cupboard space. Master suite with NE facing private balcony, built-in robes and ensuite. Generously sized second bedroom with further ocean views and built-in robes. Immaculate original family bathroom with bath and separate internal laundry. The Southern Cross building resides on over 3000sqm of prime blue chip real estate and comes complete with new floor-to-ceiling glass sliding doors, display windows, glass balustrades and two brand new lifts. Conveniently located footsteps from the sand and surf, just a short walk to popular cafes, restaurants and bars, patrolled surfing beaches, James Street, public transport, sporting facilities and local schools. Property Features: • Absolute beachfront two-bedroom, two-bathroom apartment • Prized North-East facing position • Located on the 7th floor of 'Southern Cross' building • Sundrenched residence with ocean sea breezes • North-East Facing balcony with an uninterrupted ocean vista off living and dining areas • Renovated kitchen with breakfast bench, electric blinds, double draw dishwasher, electrical cooktop and oven, ample storage and ocean views • Ocean views from both bedrooms • Master suite with private balcony, ensuite and built-in robes • Large main bathroom with bath, separate laundry room in immaculate condition • 3,025sqm block, four apartments per floor (total of 60 apartments across 15 levels in the building) • 1 secure carpark in basement with additional secure storage • Building features pool, outdoor entertaining, sauna, spa, gym and onsite management • Stroll to James Street shopping and dining precinct, shops, schools, world class beaches and local walking tracks Property Specifics: • Council Rates: \$1,165.52\* half yearly • Water Rates: \$397.23\* per quarter • Body Corporate: \$178.80\* per week • Rental Appraisal: \$900 - \$950\* per week\*ApproxDisclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.