

25 Timbertop Mead, Burleigh Heads, Qld 4220

Coastal

House For Sale

Thursday, 11 January 2024

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Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 612 m2

Type: House



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Offers Over \$2,375,000

A celebration of contemporary style, functionality and charm beckons with this renovated dual-occupancy residence. Nestled five minutes from Burleigh's famed beaches, boutiques, bars and eateries, it's an urban sanctuary that embraces the joy of integrated living and entertaining. Upstairs, large-scale windows and sliding doors dissolve the barriers between inside and out, creating a free-flowing connection between the expansive kitchen, lounge and dining area and the wraparound balcony. Here, the outdoors feels like a seamless extension of the indoors, making it perfect for enjoying a casual catch-up with friends, hosting lavish parties or relaxing against a backdrop of tropical greenery. Alternatively, gather with guests in the open-air alfresco area or congregate on a covered patio overlooking the sparkling solar-heated pool. Designed with versatility in mind, downstairs reveals a second lounge room with a wet bar, bathroom amenities and easy pool access. Plus, for multi-generational families, independent teens or those seeking to offset the mortgage with rental income, you'll have the freedom to do so with the self-contained studio with kitchenette and ensuite. Three additional bedrooms and two bathrooms beckon back upstairs, including the master suite with ensuite. Tucked away in a cul-de-sac within walking distance of Stockland Burleigh and close to public and private schools, there's also potential to yield an estimated \$950/night from Airbnb. With its flexible floorplan, fresh and modern style and prized location, it's easy to see why this property will be so sought-after. Arrange your inspection today. Property Specifications:

- Fresh, light-filled contemporary oasis with enviable indoor-outdoor living and dual-occupancy
- 612m² block, approx. 5 mins from Burleigh's beaches, boutiques, bars and eateries
- Renovated by PJH Constructions, with architectural design by Habitat
- Double-storey floorplan, harmonising crisp, clean lines with the warmth of timber floors and VJ panelled feature walls
- Modern kitchen features abundant storage and bench space plus a wide servery window
- Expansive, open plan living and dining area seamlessly connects with a wraparound entertaining balcony
- Lower-level lounge with wet bar, opens to a covered alfresco patio
- Master suite with built-in robe, ensuite with dual vanity and private deck
- Two bedrooms with built-in robes
- Light-filled main bathroom with separate toilet upstairs plus third bathroom downstairs
- Lower-level self-contained studio with kitchenette and ensuite
- Study nook with built-in desk

Designed to enable WFH for up to three people

- Entertaining balcony wraps around two sides of the upper-level, flawlessly integrating with the indoors
- Additionally offers a covered and open-air entertaining patio
- Secluded solar heated pool bordered by a sun deck and established greenery
- Secure backyard with plenty of room to play
- Double garage plus driveway parking
- External storeroom
- Potential to yield \$950/night from Airbnb
- Healthy rental return estimated for studio
- Cul-de-sac setting, 700m from Stockland Burleigh and close to public and private schools

Disclaimer: 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.