

# 28/1969-1971 Gold Coast Highway, Burleigh Heads, Qld 4220

## Apartment For Sale

Monday, 15 January 2024

28/1969-1971 Gold Coast Highway, Burleigh Heads, Qld 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Braiden Smith  
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## Expressions of Interest

Enjoy coastal & hinterland views from this generous two-bedroom, two-bathroom apartment located on the 6th floor of Burleigh's newest luxury development 'Sand Bar'. This generous apartment is brand new and comes fully furnished ready for its new owners to move right on in or holiday let for strong rental returns. The apartment includes lavish fittings and fixtures throughout that are sure to impress. A full list of inclusions are available on request. The apartment features fantastic views from both double bedrooms and living areas while offering seamless indoor & outdoor flow to the covered entertaining balcony. This will be the perfect beachside address to entertain family and friends this summer. The desirable corner position enhances natural lighting throughout due to lavish floor to ceiling glass windows which also allow for increased airflow making the apartment cool during the warm summer months. The apartment features one of the most sought-after two bedroom floorplans in the building due to its smart design offering ample privacy to both bedrooms which are separated by a generous light filled open plan living and dining area between. This is great for families or couples looking for added privacy. The kitchen is well-appointed and features ample storage and bench space, breakfast bar, quality appliances and ocean views. It comes complete with quality appliances and lavish fittings and fixtures. The open-plan living area and master bedroom enjoy access to the balcony, which offers a versatile and desirable entertainment area with ocean views. If you feel like venturing into town, it's just a short, easy stroll to James Street, Burleigh's popular shopping precinct with its bustling cafes, award winning restaurants, two supermarkets, organic health food shop, designer fashion and homeware boutiques and uplifting community vibe. Sandbar features luxury amenities on the recreation level taking full advantage of its elevation and northern edge overlooking the adjoining parkland. The elevated northern edge of the recreation level is the perfect environment for swimming, sunbaking and relaxing, with the aspect providing both warming sun and cooling breezes. Also on this level are spaces dedicated to resident's only barbeque facilities, along with a resident's lounge, gymnasium, games area, kids play zone and sun decks. Apartment features: 6th floor position Upgraded flooring - large tiles to living & kitchen areas High ceilings throughout - 2.5M Ocean & Hinterland views Two double bedrooms master with walk through robe & ensuite Both bedrooms featuring balcony access Large covered entertaining balcony with ocean views Well appointed main bathroom 1 designated secured car space Double glazed windows High end European appliances including integrated dishwasher, oven, microwave, touch control cooktop. Ducted air conditioning 150 metres to the beach Voice intercom to unit from ground floor lobby Secure basement car parking. Low body corporate fees of \$81.64 per week (approx) Pet friendly Large north facing pool Generous BBQ area and an abundance of sun lounge areas Fully equipped Gym Yoga lawn and kids' play zone Well-appointed lobby and reception Voice intercom security access to your apartment ensuring your total security and privacy. 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. 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.