

34/136 The Esplanade, Burleigh Heads, Qld 4220

Sold Unit

Monday, 6 November 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Braiden Smith
0413203626



Ben Snell
0438065547

\$1,200,000

The opportunity has presented itself for the astute buyer to purchase a generous top floor, ocean view apartment in the popular 'Le Beach' building at Burleigh Heads. This wonderful property is set in a beautiful, landscaped garden setting and features clear ocean views from the well-appointed balcony and open plan living area which overlooks a sparkling inground swimming pool, spa, and BBQ area. 'Le Beach' is a boutique complex comprising of just 37 apartments spread over a generous 3,000sqm allotment of beautiful Burleigh beachfront land. The property offers fantastic investment returns through holiday letting or would make a perfect beachside home. Beachfront land at Burleigh Heads is quickly being developed by large investment funds with a limited supply of original buildings and small boutique complex sites remaining for re-development. The apartment features spacious open plan living, separate laundry, modern kitchen with ample bench space and quality S/S appliances, two double bedrooms master with ensuite and a large main bathroom. The open plan living area flows effortlessly out onto your entertaining balcony where you can enjoy hosting family and friends while enjoying ocean and pool views. This unit comes fully furnished and is ready to be rented out or left in the holiday pool with fantastic returns on offer. 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 homewares boutiques and uplifting community vibe. Positioned perfectly on the Esplanade you're only a few steps from basking in the beauty of Burleigh Heads beach, famous for its world-renowned surf break, iconic headland, and stunning nature reserve.

Features;

- Le Beach building residing on over 3000sqm of beachfront land
- Light and bright throughout with clear ocean views
- Well maintained building with active and helpful on-site management and holiday letting
- Body Corporate \$140.00 per week
- Well-appointed modern kitchen with electric cooking, quality benchtops, ample bench space & quality appliances
- Air-conditioning
- Flowing open plan design as soon as you enter the property
- Patrolled beach & BBQ area across the road
- Short stroll to James Street & local shops
- Well maintained garden & lawns
- Two large double bedrooms master with ensuite and full-length built-in robes
- Large main bathroom
- Separate Laundry
- Abundance of storage options throughout
- One secure single garage spaces in underground basement
- Top floor position
- Inviting entertainer's balcony captures cool summer breezes
- Directly across from Burleigh beach
- Stroll to James Street shopping & dining precinct, shops, schools and local walking tracks
- Walking distance to transport, North Burleigh surf club & Miami one Coles
- 10 minute walk to the popular James Street hub of cafes & restaurants
- 5 minute drive to M1 Pacific Motorway
- 15 minute drive to Robina
- 20 minute drive to Coolangatta Airport & Tweed
- 45 minute drive to outskirts of Brisbane
- 60 minutes to Brisbane Airport

Recreational facilities include:

- * Heated swimming pool and spa set in an attractive garden setting
- * Undercover BBQ entertaining area
- * Secure underground car space

Superbly positioned, stroll along the promenade to the Surf Club, Burleigh village shopping precinct or enjoy some great alfresco dining at the many trendy cafes and restaurants. Easy access to everything you want from this convenient Esplanade address.

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.