

**52/4 Park Avenue, Burleigh Heads, Qld 4220**



**Unit For Sale**

Saturday, 27 January 2024

52/4 Park Avenue, Burleigh Heads, Qld 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: Unit**



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## Contact Agent

Discover this spacious, private top third-floor unit with the always desirable northern aspect, just a 2-minute walk from the Gold Coast's best beach the beautiful Burleigh Heads. This gem offers easy living with trendy cafes, restaurants, Woolworths Metro, markets, and fashion shops at your doorstep. Embrace leisure at the nearby surf club and bowls club, fostering a sense of community. Seamless transportation options ensure access to all the Gold Coast has to offer. Immerse yourself in a spotless haven that seamlessly combines convenience, style, and the allure of beachside living. This property encapsulates coastal luxury with every amenity within reach. Featuring: Enjoy the comfort of two double carpeted bedrooms, featuring a master bedroom with an ensuite. Both bedrooms offer ceiling fans and built-in wardrobes, with the master bedroom boasting a triple-door built-in closet. The spacious open-plan living and dining area are equipped with a nearly new split-cycle air-conditioner. A stylish and generously sized kitchen awaits, featuring a gas cooktop, granite benchtops, Bosch appliances, a dishwasher, and ample cupboard space. The second bathroom includes a bath/shower combination, and storage is ample with a triple-door linen cupboard. Relax on the large, fully tiled north-facing balcony with tinted security screens, overlooking shared facilities such as an inground swimming pool, heated spa, BBQ area, and an on-site restaurant. Additional amenities include a secure basement carpark with fob key entry, an all-in-one laundry dryer and sink closet, and an on-site manager. Low Body Corporate - \$ 100.00 Per Week Rates - \$ 1207.00 Per Half Year Approx Water - \$436.42 Per Quarter Rental Return - \$800-\$850 Per Week Great Holiday rental return available on request Act promptly by reaching out today to schedule an inspection before this coveted property becomes unavailable. Don't miss out on the chance to explore and potentially secure this desirable location call Jye now to arrange an inspection on 0447 942 041 You are advised that while every effort has been made to ensure the accuracy of information herein is true, accurate and obtained from reliable sources and is for general information only. Realty Blue Pty Ltd, and its director, offices, employees, agents, vendors, and related entities are not responsible for and disclaims all liability and responsibility, including for negligence, for errors, for omissions or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein and must instead satisfy themselves by inspection or otherwise.