

55 Wedgebill Parade, Burleigh Waters, Qld 4220



House For Sale

Tuesday, 21 May 2024

55 Wedgebill Parade, Burleigh Waters, Qld 4220

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 840 m2

Type: House



Danny Stanley
1300576000



Rebecca Jackson
1300576000

Auction

Perched atop a large block near the end of a peaceful and prestigious cul-de-sac is this tightly held waterfront home, available for the first time in over 33 years. The 840m²* property faces north-east with 19.8m* of frontage to Swan Lake and takes in an enchanting outlook that travels over the wide waterway to the city skyline. Parquetry floors and statement chandeliers lend a classic charm to the beautifully maintained interior, where cathedral ceilings soar overhead. Natural light filters through banks of glazing, which frame scenic water views across the communal areas and master bedroom. There are four sizeable bedrooms in total ensuring plenty of room for a growing family. The combined living and sitting zones offer a comfortable setting to relax and connect, while the open kitchen and dining area integrates easily with the alfresco entertaining space. The generous lap pool is ideally positioned for day-long sun before a water and cityscape backdrop. Children and pets will appreciate a grassy rear yard, which offers direct gated access to the lake's bank where you can launch a kayak for a leisurely paddle. While the home has been meticulously cared for and could be settled into as is, it also offers an exciting foundation for a modern renovation, should the new owner wish to capitalise on its full potential.

The Highlights:

- Single-level house, available for the first time in over 33 years
- 840m²* block with 19.8m* of water frontage to Swan Lake
- North-east facing with expansive views over the wide lake to the city skyline
- Tightly held cul-de-sac street favoured for its peace and central location
- Turn-key opportunity offering excellent foundation for a modern renovation
- Large lap pool overlooking the water; secure rear lawn; direct, gated access to the lake
- Partially covered poolside patio
- Soaring ceilings, parquetry floors and statement chandeliers throughout
- Open kitchen and dining zone with patio access and split-cycle air-conditioning
- Kitchen features electric cooktop, grill, double sink, walk-in pantry and central island
- Separate open living and sitting zone
- Master bedroom boasting lake outlook, patio access, walk-in robe and ensuite with built-in spa bath, shower, single vanity and toilet
- Three additional bedrooms with built-in robes
- Large main bathroom has built-in bath and walk-in shower, plus separate single vanity and private toilet
- Laundry features sink, built-in storage and outdoor access
- Double garage
- Established gardens and mature palm trees

Outgoings & Income:

- Water Rates: \$1,020.68 per annum (excluding water usage) approximately
- Rental Appraisal: \$1,400 - \$1,600 per week approximately

Burleigh Waters is a central and family-friendly suburb favoured for its many amenities and proximity to patrolled surf. Multiple parks and playgrounds surround the property, while Burleigh Heads offers the closest patrolled beach and a vibrant lifestyle precinct only 4km away. Christine Corner Shops offers a selection of conveniences and casual eateries at 3.1km, while the large retail precinct of Treetops Plaza is 4.4km away. The address sits in the catchment for Caningeraba State School and Miami State High School and is an easy drive to leading private schools. Proximity to the Gold Coast Highway and M1 facilitates easy travel north or south.

Secure a long-held lakefront home brimming with untapped potential – contact Danny Stanley on 0407 876 841. Disclaimer: 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. 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.