

**73 Hill Avenue, Burleigh Heads, Qld 4220**



**House For Sale**

Wednesday, 12 June 2024

73 Hill Avenue, Burleigh Heads, Qld 4220

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



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**\$3,200,000**

This oversized block, currently occupied by an original multi-level house, presents a rare foothold in a coveted hillside precinct of iconic Burleigh Heads. Primely positioned, this potential-packed 809m<sup>2</sup>\* parcel is located less than one kilometre from Burleigh Beach and just a short walk from vibrant James Street. Built from a solid brick foundation, the existing house has six bedrooms, two kitchens, three bathrooms and a double carport, while outdoors features a lagoon-style pool. Currently leased until September, it offers a lucrative rental return for the new owner. Alternatively, the spacious lot offers enormous scope for the construction of a luxury dream home which, if spread over multiple levels, would maximise the aspect over Burleigh's waterways and, potentially, the city skyline and ocean. Enhancing the versatility of the offering, there is potential for an exciting subdivision, with DA already in place to allow the property to be split into two 405m<sup>2</sup>\* blocks. There is also DA for the construction of four luxury villas, which would maximise the value of the site.

**The Highlights:**

- Rare development opportunity in Burleigh Heads
- Large, northwest-facing block with 180-degree panoramic views
- Existing multi-level house, tenanted until September
- Located less than 1km from Burleigh Beach and James Street
- 809m<sup>2</sup>\* block with 20m\* street frontage
- DA to sub-divide into two 405m<sup>2</sup>\* lots; DA to build four luxury villas
- Potential for redevelopment or solid rental return
- In-ground, lagoon style pool
- Large, covered balconies and extensive rear patio area
- Six bedrooms set across two levels
- Multi-level living spaces suitable for apartment conversion
- Two separate kitchens
- Two separate laundries, each with bathroom amenities
- Double carport
- Leafy gardens and surrounds

An iconic beachside suburb known for its proximity to beaches, schools and dining venues, Burleigh Heads is a thriving locale for locals and tourists. Flanked by the world-class Burleigh beach and its famed surf break, the suburb is also home to an excellent cafe and restaurant culture in and around James Street located just 500m away. Picturesque coastal walking trails surround this iconic area too, with some linking to the beautiful natural greenery of Burleigh Ridge, the National Park and Lake Park. On Saturday mornings, stroll to the local Farmers Market to stock up on fresh and organic produce, and for a wider range of shopping necessities, Stockland Burleigh awaits in 950m. Plenty of schooling and public transport options are close and if you need to travel further afield, Gold Coast Airport is less than 17km away. Explore the full potential of this Burleigh Heads gem - contact Brad Coyne on 0420 588 866 or Taylor Kleinberg on 0447 466 177.

**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.