

# 75 Hill Avenue, Burleigh Heads, Qld 4220

## House For Sale

Wednesday, 22 May 2024

75 Hill Avenue, Burleigh Heads, Qld 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Adrian Sechtig

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**\$1,950,000**

Medium density land in an exclusive cul-de-sac enclave nestled into the hillside of Burleigh Heads. A red hot site for future development potential (subject to council approvals). Land bank with strong income potential while you hold. This is a special leafy location, home to Koalas and bird life, and a few lucky residents. Elevated to capture the beauty of the hinterland sunsets and north to the sparkling coastal city skyline. 5 minutes walk to the James Street restaurant and shopping precinct, this is such a convenient neighbourhood where property is tightly held. This multi level dwelling oozes character in every direction. The original double lock up garage is converted into a large media room/teenage retreat. There are 3 bedrooms and one bathroom upstairs and a guest area downstairs with granny flat style kitchenette and separate bathroom, ideal for possible added income potential. The open plan living area takes in the views through floor to ceiling glass and is a naturally lit breezy ambience throughout the day from this ideal aspect. Stunning sunsets are truly spectacular from here. Features: > On 405m<sup>2</sup>, this elevated land is free of easements and zoned medium density. > Land bank for future development plans with strong rental returns possible. > Walk to James Street shops, restaurants, beach and Stockland shopping centre from here > Tallebudgera Creek is an attractive nature walk from here also. > Quiet elevated location with picture perfect panoramic views > Multi level floor plan allows for separate space to enjoy peaceful privacy Amongst a natural habitat full of bird life and koalas > 3 bedrooms one bathroom upstairs, dual living areas > Character filled homely decor > Downstairs bathroom and kitchenette for teenage retreat/granny flat. 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.