

**Level 11, 2111/2 The Esplanade, Burleigh Heads,  
QLD, 4220**

**McGrath**

**Sold Apartment**

Friday, 16 August 2024

Level 11, 2111/2 The Esplanade, Burleigh Heads, QLD, 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## **Spectacular views with walk-to-everything location**

Enjoying an unparalleled location opposite Burleigh Beach, this luxuriously-appointed apartment offers an incredible opportunity to acquire a dream coastal property. With unparalleled 180 degree views of the ocean, Burleigh Hill and the hinterland beyond, this prestige property commands a prime corner position in the landmark 'Ambience' complex, just a stroll from some of the coast's best restaurants, cafes and boutiques.

- Security complex with 5 star lifestyle facilities including pool and gym
- Spacious light-drenched open-plan living and dining area, sweeping views
- Private covered entertaining terrace with views of the ocean and hinterland
- Luxe master suite with views, alfresco access, spa ensuite, mirrored robes
- Modern central kitchen with stone island bench, gas cooktop, dishwasher
- Incredible wrap-around balcony with panoramic ocean and district views
- Bespoke inclusions with full-height windows, wool carpets, blackout blinds
- Double secure parking, internal laundry, ducted AC, easy-care floors
- Fabulous location across the road from the beach, parklands, playgrounds
- Stroll to James Street, Burleigh Market, local schools, shops and cafes
- Council Rates: \$1,835.9 per annum. Waters Rates: \$1,288.16 per annum.
- Body Corp Rates: \$191.10 per week.
- Rental Appraisal: \$1,200-\$1,300 per week.

### **Disclaimer**

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes