

**21 Kabool Rd, Burleigh Heads, QLD, 4220**

**House For Sale**

Sunday, 18 August 2024



21 Kabool Rd, Burleigh Heads, QLD, 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Where your coastal lifestyle begins!

Welcome to 21 Kabool Road, Burleigh Heads!

This exceptional property, located in the highly sought-after Burleigh Heads, offers a unique opportunity to own a home that perfectly combines convenience, space, and potential. Set on an expansive 1009m<sup>2</sup> block, this beautifully designed residence is ideal for those seeking a central location with ample room to grow.

The home boasts a spacious layout filled with natural light, creating a warm and inviting atmosphere. The modern kitchen is a true highlight, equipped with stainless steel appliances and plenty of storage space, making it a haven for anyone who loves to cook. Spacious lounge with raked ceilings offers privacy and beautiful breezes.

Outside, you'll find a generous backyard with a lush garden, perfect for outdoor activities, family gatherings, or simply relaxing in your own private sanctuary. With its prime location near shops, restaurants, the beach, and key transport links, this property offers an unbeatable combination of lifestyle and convenience.

### Key Features:

- Expansive 1009m<sup>2</sup> block in a prime Burleigh Heads location
- Spacious layout with abundant natural light
- Modern kitchen with ample storage
- Spacious living area with raked ceiling
- 3 generous size bedrooms
- master with ensuite, main bathroom
- Generous backyard with a lush garden, ideal for outdoor activities and relaxation
- Single lock up garage, cul de sac location on 1009m<sup>2</sup> block
- Close proximity to shops, restaurants, and the beach
- 4.1km to Varsity Lakes Train Station with direct access to Brisbane Airport
- 6.5km to Robina Greenheart Project, Cbus Stadium, and Robina Town Centre
- 18.4km to Coolangatta Airport and the NSW border
- 29.2km to the scenic Springbrook Mountain

Future connectivity boost with the upcoming Stage 4 completion of the Light Rail Project, linking Helensvale to Coolangatta Airport by the Brisbane 2032 Olympics

Don't miss out on the chance to own this piece of paradise in Burleigh Heads. Contact us today for more information and to arrange a viewing of this exceptional property.

### ABOUT BURLEIGH HEADS

Burleigh Heads is one of the most sought-after suburbs on the Gold Coast, known for its laid-back, beachy atmosphere and vibrant local culture. Located just south of the bustling Surfers Paradise and Broadbeach, Burleigh offers a family-friendly environment with some of the Gold Coast's best beaches, picturesque parks, and a stunning national park with walking trails. The area is a haven for outdoor enthusiasts and surfers, with "The Point" being a renowned surfing spot and home to the Burleigh Breaka Pro surfing competition.

Burleigh Heads is also rich in history, originally inhabited by the Gombemberri Tribe, known as the Salt Water People, who lived in the area for thousands of years until around 1936. Today, the suburb is a thriving community, offering a mix of coastal relaxation and modern conveniences.

Education is a priority in Burleigh Heads, with several schools serving the community:

State Primary Schools:

Burleigh Heads State School  
Caningeraba Primary School (Burleigh Waters)  
Varsity Prep & Junior School  
Miami State School

State High Schools:

Miami State High School  
Palm Beach Currumbin High  
Varsity Middle & Senior School

Private Schools:

Marymount Primary & College  
Kings Christian College  
Hillcrest Christian College

Recreation and shopping are abundant in Burleigh Heads, with several key districts and markets:

Stocklands Shopping Centre

Treetops Plaza

James St Precinct - boutique shopping and cafes

Village Markets - at Burleigh Heads State School, first and third Sunday of each month

Burleigh Beachfront Markets - The Esplanade, last Sunday of each month

This blend of natural beauty, rich history, excellent education options, and vibrant local culture makes Burleigh Heads an incredibly desirable place to live.

Submit an enquiry now to receive a copy of the Information Pack, or contact Tina Nenadic or Milan Egic for further information today

Will be sold at Auction, Sunday 8th September, 3:45pm on-site (unless sold prior)

Disclaimer: In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify any information contained herein