

**7/21 Burleigh Street, Burleigh Heads, QLD, 4220**

**Unit For Sale**

Wednesday, 25 September 2024

7/21 Burleigh Street, Burleigh Heads, QLD, 4220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Freddie Tehle  
0431602251

## Top-Floor Unit in Sought-After Burleigh Street Location

Nestled on the highly coveted Burleigh Street in a boutique block of just eight, this spacious top-floor apartment enjoys a prized north-east aspect, mere meters from James Street and Burleigh Heads Beach.

This 2-bedroom, 1-bathroom residence offers the perfect blend of convenience and functionality, ideal for both owner-occupiers and investors.

The apartment boasts a bright, airy open-plan layout with leafy views, seamlessly connecting the living and dining areas to its gourmet kitchen with generous storage and bench space.

Step onto the spacious, private, east-facing balcony enjoying the sea breezes from the waves coming from the Burleigh Heads Headlands.

Both bedrooms are strategically placed for privacy away from the living areas.

The bathroom features a thoughtfully arranged vanity, shower, and bath, while the well-designed laundry area adds extra storage.

A secure lock-up garage with added room for and ample storage completes this impressive package.

### Key Features:

- Modern 2-bedroom, 1-bathroom beachside apartment exuding coastal charm
- Open-plan living and dining areas that flow onto a generous private balcony
- Currently tenanted until November, earning \$750 per week
- Abundant natural light throughout the day
- Situated on a blue-chip 733m<sup>2</sup> Burleigh Heads block, one of only eight units in the building
- Excellent indoor-outdoor integration for seamless entertaining
- Gourmet kitchen with ample storage and bench space
- Impeccably maintained and move-in ready, with no additional work required
- Low body corporate fees in a well-maintained building
- Embrace the vibrant Burleigh Heads lifestyle with its bustling entertainment precincts
- Walking distance to the proposed Light Rail project
- Secure single garage with extra storage
- Close proximity to local coffee shops, restaurants, and grocers
- Easy stroll to renowned dining spots like Rick Shores, The Tropic, Justin Lane, Jimmy Wah's, Restaurant Labart, Tarte Bakehouse, and local clubs
- Ideal for new owners to live in, rent out, or hold for future investment potential
- A golden opportunity for owner-occupiers and savvy investors

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.