



# FOR SALE

## BEACHSIDE OPPORTUNITY

This 1960's character beach home is situated in the sought after headland precinct of Burleigh Heads, adjacent to Burleigh Heads National Park. A short stroll to everything that is loved about this iconic Gold Coast suburb, including Burleigh Point, Goodwin Terrace dining & James Street shopping and dining.

The property has recently been refurbished, new flooring, freshly painted throughout and is move in ready.

The southern Gold Coast is thriving with development, medium to high-rise buildings are flooding many beachside suburbs. Purchasing beachside homes zoned in Low Density Residential locations such as 32 George St Burleigh Heads is a sound investment. This is the opportunity to secure house and land in a headland area of the Gold Coast which is appropriately restricted on development, such locations will experience continuous growth as they become more unattainable.

### Property Features -

- Two light filled spacious bedrooms upstairs
- Third smaller room downstairs, multiple options for use (refer to floor plan)
- Main living area with air conditioning
- North facing balcony for entertaining
- Large covered outdoor area at the back of the house
- Separate storage room plus ample storage throughout
- Low maintenance / no lawns

Inspection is by appointment

2 BED | 1 BATH | 1 CAR

**PRICE:**  
\$1,125,000

**OPEN FOR INSPECTION:**  
N/A



**Taneil Simpson**  
**0402605050**  
taneil@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

## 32 George Street East, BURLEIGH HEADS

Bedrooms - 2 Bathroom - 1 Car - 1

Total 152.4 m<sup>2</sup> Internal Living  
Total - 291 m<sup>2</sup> Including Patio Areas



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.