



SOLD

DEVELOPMENT OPPORTUNITY - BOOMING BURLEIGH HEADS - 1 & 2 / 6 FERNY FAIRWAY BURLEIGH HEADS EXPRESSIONS OF INTEREST!

THE VERY BEST of the BURLEIGH HEADS BEACH LIFESTYLE

Embrace and take this rare opportunity to own a magnificently positioned Duplex Pair on a 539m2 block in one of Burleigh Heads' best streets in the strip known locally as "The Golden Mile". Not unsurprisingly, in this and the surrounding streets the market is seeing property sales price records set on almost a weekly basis.

This position is pretty much the perfect place to live to enjoy that Burleigh Beach and Restaurant lifestyle now so keenly sought by all Gold Coasters. A 300m walk to the patrolled stretch of the golden sands of one of Australia's finest surf beach and point breaks and a mere sand wedge from some of the Gold Coast's most highly rated establishments, Light Years Asian Bar & Diner, Commune Café, Willow Dining, Street Corner Espresso and many more. The wonderfully vibrant James Street and its emerging cosmopolitan café, restaurant and bar scene is located within this neighbourhood, just down the road.

Soon the GC Light Rail Stage 3 is set to run virtually past the door with Christine Ave Stop a 100m walk from the door. This hugely popular transport network will link the suburb to Broadbeach, Surfers Paradise, Main Beach, Southport, Griffith Uni & the Gold Coast University Hospital and then on to Helensvale where it adjoins the train network to Brisbane. Stage 4 will run all the way to the Gold Coast Airport and Coolangatta.

Landbank this extraordinary opportunity or create either one or two new residences in an absolutely prime location. It is up to you.

As a holding asset, this is an ideal opportunity due to the potential for a strong \$1,300+/week holding income as the property stands!

The current Villas are a pair of beautifully presented quaint homes built in the mid 1960's. Villa 1 is a 2 Bedroom fully renovated home with a massive office space or a 3rd Bedroom. This Villa features large a heritage style covered front deck looking over the cute front garden and a magnificent 30yo Jacaranda tree lit with fairy lights.

Villa 2 is a wonderful 2 Bedroom fully renovated home with a lovely, covered balcony and beautiful private lawn and garden area plus a 2-story shed and office facility. Both have a sense

5 BED | 2 BATH | 4 CAR

PRICE:
\$1,660,000

OPEN FOR INSPECTION:
N/A



Jackie Taylor-Fox
0411236823
jackietaylorfox@atrealty.com.au
www.atrealty.com.au