



# FOR SALE

## SOLD BY AUDREY GOETZ. MORE URGENTLY NEEDED!

UNDER CONTRACT IN DAYS! More urgently needed! Contact Audrey Goetz on 0412 148 078 or email [audrey@atrealty.com.au](mailto:audrey@atrealty.com.au)

Immaculately presented Waterfront Home with a North-East aspect to Wide Water!  
A VIRTUAL TOUR of the property is available by email request.

Immaculately presented and meticulously maintained, this generously sized North East facing family home affords all the luxuries of a true entertainer. Offering many retreats and places to entertain or relax, this low set and low maintenance home is elevated from the water level boasting a stunning outlook, cool ocean breezes, and the enviable North East views to Burleigh's changing skyline.

The generous formal lounge with a large recessed feature ceiling is complete with a wood fire stove and flows out to the outdoor Bali Pavilion, deck, and pool area with breathtaking views of the water.

The heart of the home, the kitchen/ dining family area is bright and breezy and offers a gourmet kitchen completed by the beautiful splashback depicting the smoke of a burning chili, breathtaking views of the water, and the sparkling pool!

... welcoming, warm, spacious, comfortable, private, and ideally laid out this home has been renovated throughout offering space for the whole family. The office/sitting room with its own powder room can easily be used as a 5th bedroom, teenage retreat, home office or could potentially be converted to a granny flat.

Yes! Your own private beach! Ideal with a North-East aspect and 20m of waterfront! Enjoy fishing, water sports straight from your backyard, or evening drinks by a fire pit at dusk... by the way, Burleigh Waters waterfronts are not affected by sandflies or midges!  
This spectacular home is coming to the market soon and will not last! Viewing is by appointment, via the Virtual Tour, or contact Audrey to arrange a private video showing if you are interstate or overseas.

This property will not last. Ready to move in! Make an offer.

The Home

\* 4/5 extra large bedrooms - office/sitting room with its own powder room can easily be used as a 5th bedroom, teenage retreat, home office or could potentially be converted to a granny flat. All bedrooms are breezy and bright, have built-in robes, and overlook the courtyard.

\* Generous master overlooking the pool & water with a very spacious ensuite with neutral tiles,

5 BED | 2 BATH | 4 CAR

### PRICE:

Offers over \$2,249,000

### OPEN FOR INSPECTION:

N/A



**Audrey Goetz**

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# 96 Dunlin Drive, Burleigh Waters

4 2 2 840 m<sup>2</sup>

internal: 301 m<sup>2</sup> | external: 75 m<sup>2</sup> | total: 376 m<sup>2</sup>

@realty

Audrey Goetz 0412 148 078



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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.