



47 Wedgebill Parade

**SOLD****SOLD IN DAYS BY AUDREY GOETZ**

Under Offer in days! More urgently needed. Please call/ message Audrey Goetz on 0412 148 078

North-Facing Wide Water, Sandy Beach, Total Privacy & Prime Burleigh Location!

- ✓North Facing Lake Home ✓20 metres of Water Frontage ✓Sandy Beach ✓Total privacy
- ✓Wide Lake Water Outlook ✓Low Set ✓Burleigh Waters Prime Location!

A unique opportunity and offered to the market for the very first time, this immaculately maintained residence is a rare opportunity to secure a landmark address in the heart of Burleigh Waters with a picture perfect outlook, tranquility and idyllic Swan Lake lakefront setting. Lovingly crafted by the original owners and meticulously cared for over three decades, the home enjoys an elevated position with high ceilings, complete privacy, and breathtaking views across Swan Lake to the hinterland horizon and Burleigh skyline. The home has been designed for relaxed family living and effortless entertaining with most rooms with access to the outdoor areas.

Showcasing 20 metres of rare north-facing sandy beach frontage, this is lakeside living at its finest – serene, private, and perfectly oriented to capture golden sunsets and glittering evening reflections. The single-level design features expansive living and entertaining spaces and seamless indoor-outdoor flow to a huge alfresco entertaining area, a sparkling solar-heated pool and immaculate landscaped gardens.

Nestled within an exclusive cul-de-sac, this home promises a lifestyle of unmatched tranquility, yet lies only minutes from world-renowned Burleigh Beach and the vibrant and eclectic seaside village.

Offering limitless potential overlooking the picturesque Swan Lake and ticking all the boxes on a 840m2 block with 287m2 of living space, this home is ready to just move in or create your own magic and personalise! Best Offers presented to the Seller, will not last!

Highlights....

- \* 840m2 North facing block, with 20mts of wide lake frontage on Swan Lake
- \* 287m2 low set Brick & tile home with high ceilings throughout and wide eaves all around
- \* Boundaries - App 20mt frontage and back & 42mts sides

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$2,350,000

**OPEN FOR INSPECTION:**  
N/A



**Audrey Goetz**  
**0412148078**  
audrey@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 47 Wedgebill Parade, Burleigh Waters

4 3 2 840 m<sup>2</sup>  
internal: 246 m<sup>2</sup> | external: 41 m<sup>2</sup> | total: 287 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. north

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.

Audrey Goetz  
0412148078  
audrey@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

