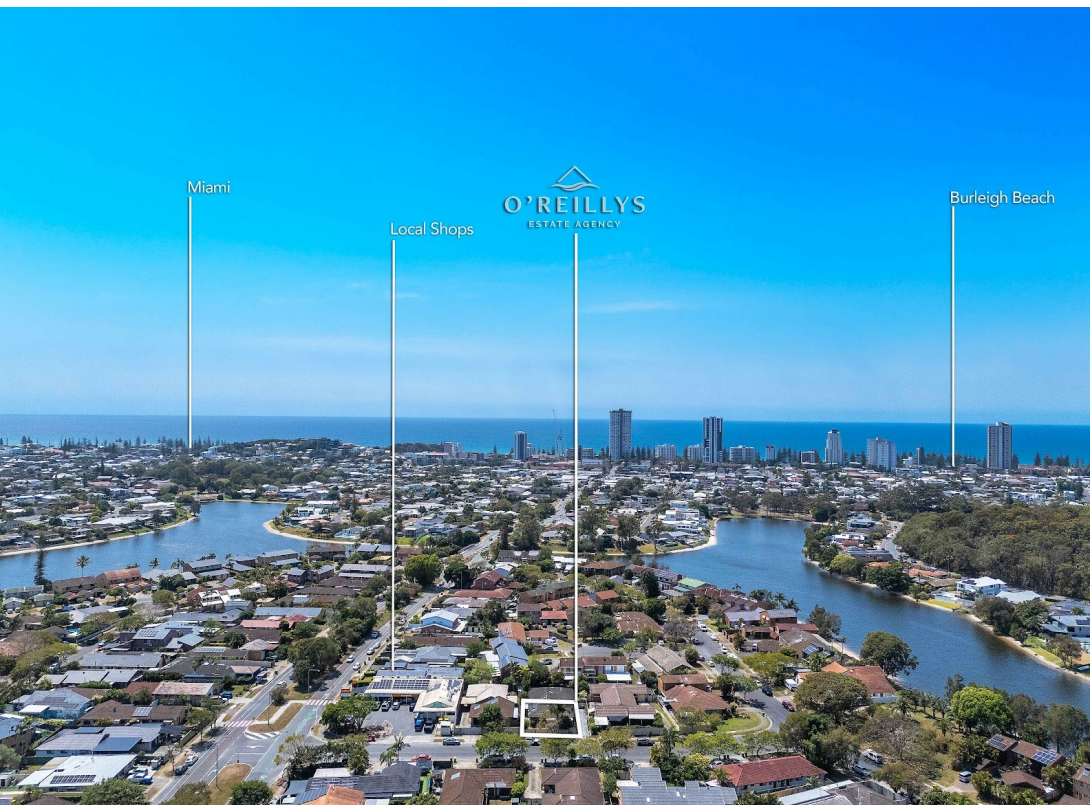


1/6 HILLSTAR AVENUE, BURLEIGH WATERS, QLD, 4220



**SOLD**

## DUPLEX IN BURLEIGH HAVEN

Positioned in one of Gold Coast's most coveted waterside suburbs, this neat and tidy duplex presents an exceptional opportunity. Whether you're seeking your first home, downsizing, or looking for a solid investment in a blue-chip location, this property delivers the perfect blend of convenience and coastal lifestyle with loads of scope to add value with a bit of imagination.

### Featuring;

- \* open plan kitchen dining and lounge, air conditioned and tiled throughout.
- \* 2 bedrooms with built in robes, the main bedroom air conditioned.
- \* main bathroom and separate toilet.
- \* huge laundry with storage( possible ensuite conversion to the main bedroom)..
- \* covered outdoor area off the kitchen/ dining with separate yard offering room for a plunge pool.
- \* single lock up garage.
- \* solar electricity.

The location advantage is undeniable - you're perfectly positioned between the vibrant Burleigh Heads beachfront and the convenience of major shopping destinations. The nearby Stockland Burleigh Heads provides comprehensive retail therapy, while Pacific Fair shopping centre ensures all your lifestyle needs are met. For families, the area boasts exceptional educational facilities including the prestigious Marymount College and Caningeraba State School, both highly regarded institutions that make this suburb particularly attractive to families.

Transport connectivity couldn't be better, with easy access to the M1 motorway linking you seamlessly to Brisbane and Byron Bay. The local bus network provides excellent public transport options, while the nearby Robina Town Centre and Gold Coast Airport are just a short drive away.

This duplex style property offers the perfect entry point into this exclusive suburb, where median ages reflect a stable, family-oriented community with strong ties to the area. The demographic mix includes both established locals and newcomers drawn by the lifestyle advantages, creating a welcoming neighbourhood atmosphere.

Don't miss this opportunity to secure your place in Burleigh Waters, where every day feels like a holiday and investment potential continues to grow. The combination of water access, educational facilities, transport links, and recreational opportunities creates an irresistible

**2 BED | 1 BATH | 1 CAR**

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

**OPEN FOR INSPECTION:**  
**N/A**



**Martin O'Reilly**  
**0420768087**

[martin@oreillysestateagency.com.au](mailto:martin@oreillysestateagency.com.au)  
[www.oreillysestateagency.com.au](http://www.oreillysestateagency.com.au)



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.