

# FOR SALE

## ONE OF BURLEIGH'S MOST AFFORDABLE ENTRIES INTO A BLUE-CHIP LOCATION

2 BED | 1 BATH | 1 CAR

6/10 Beelyu Street, Burleigh Heads, QLD, 4220

Positioned in one of the Gold Coast's most tightly held and highly sought-after coastal enclaves, Unit 6/10 Beelyu Street presents a rare opportunity to secure one of the most affordable properties available in prestigious Koala Park, Burleigh Heads.

Perfectly located directly opposite the crystal clear waters of Tallebudgera Creek and moments from Burleigh Headland, this top floor apartment offers an unbeatable combination of lifestyle, investment appeal, and future development potential.

What truly sets this property apart is the underlying land value. The apartment forms part of an exclusive complex of just six owners sharing a substantial 941m<sup>2</sup> Medium Density Residential site (STCA). With development sites becoming increasingly scarce in Burleigh Heads, this represents an exceptional land-banking opportunity with significant long-term upside.

Whether you're an investor, developer, renovator, or simply looking to secure a foothold in one of Australia's most desirable coastal suburbs, opportunities like this are becoming increasingly difficult to find.

**PRICE:**  
\$899,000

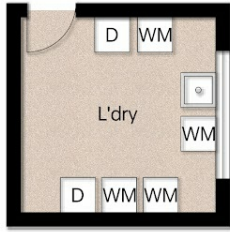
**OPEN FOR INSPECTION:**  
Jun 20 at 10:00am - 10:30am



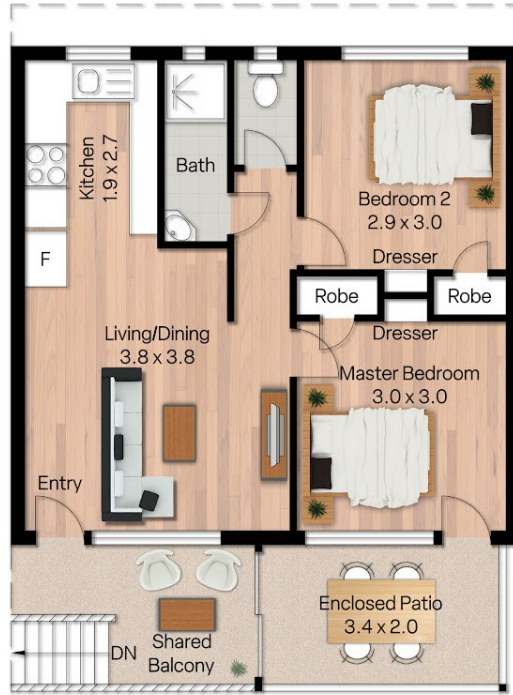
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Shared Laundry  
(Not Actual Location)



Level 1  
2.6m Ceiling

6/10 Beelyu Street,  
Burlleigh Heads, QLD 4220

2 bed | 1 bath | 1 car

Property Size	
Internal	50m <sup>2</sup>
External	8m <sup>2</sup>
Total	58m <sup>2</sup>



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**MANSY** ESTATE AGENTS

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