

Burleigh Heads, 1/1638 Gold Coast Highway

Rare Burleigh Heads Retail - Dual Tenancy Investment with Prime Exposure

An outstanding opportunity to secure a high-exposure commercial asset in one of the Gold Coast's most tightly held and rapidly growing precincts. This 374m² property set beneath Swell Apartments, is positioned on the bustling Gold Coast Highway, offers immediate income and exceptional future upside.

Selling via Expression of Interest Closing on the 22nd of May at 4pm.

- Key Features:

- *374m² landholding in prime Burleigh location
- *Two established tenancies providing diversified income
- *\$156,158.99 Net Annual Income —strong and stable cash flow
- *Situating along the high-traffic Gold Coast Highway —exceptional visibility

LJ Hooker Commercial

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale

Expression of Interest Closing the 22nd of May 4pm

Building Area

374sqm

Contact

Dominic Eaves

0406 541 278

dominic@ljhookersgc.com.au

Southern Gold Coast
(07) 5576 5500

- *Future Light Rail Station nearby —major infrastructure boost imminent
- *High-demand location with low vacancy rates and strong rental upside

- Investment Highlights: This is a high-performing asset with built-in growth potential. With the future light rail set to further boost connectivity and property values, this location is poised for long-term capital growth and increased tenant demand.

- Unbeatable Location: Located in the heart of Burleigh Heads —one of Queensland's most vibrant beachside suburbs. Surrounded by iconic eateries, national retailers, and just moments from the beach, this is a premium position that draws both locals and tourists year-round.

Contact Dominic on 0406 541 278 for further information.

Disclaimer:

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More About this Property

Property ID	1RBHXB
Property Type	Retail
Building Area	374 m ²

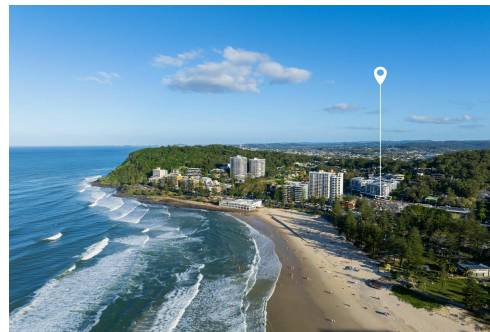
Dominic Eaves 0406 541 278

Commercial Sales & Leasing Specialist | dominic@ljhookersgc.com.au

Southern Gold Coast (07) 5576 5500

1/18 Park Ave, BURLEIGH HEADS QLD 4220

southerngoldcoast.ljhcommercial.com.au | commercial@ljhookersgc.com.au



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