



## Burleigh Heads, 1/1638 Gold Coast Highway

Dual Income Trophy Asset - 6% Yield! - Secure Now, Prosper Long-Term

LJ Hooker Commercial is pleased to present a tightly held, income-producing asset in one of Queensland's most sought-after coastal locations. Situated beneath the Swell Apartments and benefitting from prime frontage to the Gold Coast Highway, this exceptional property offers both immediate income and long-term capital growth potential.

Commercial opportunities of this calibre in Burleigh Heads are seldom offered to market. With major infrastructure upgrades underway and strong underlying fundamentals, this is an outstanding investment in a high-growth, low-supply precinct.

### Investment Highlights:

Secure Income Stream

**LJ Hooker**

**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**  
Please Call

**Building Area**  
374sqm

**Contact**  
**Dominic Eaves**  
0433 751 733  
dominic@ljhookersgc.com.au

**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

Currently returning \$156,158.99\* net per annum, the property is fully leased to two long-standing tenants, delivering immediate, diversified income with low management risk.

#### Premium Location

Centrally located in Burleigh Heads, surrounded by established operators, strong local amenity, and consistent pedestrian traffic. The area is widely recognised for its lifestyle appeal and enduring commercial demand.

#### Future Growth Prospects

Positioned within proximity to the planned Light Rail extension, the property is poised to benefit from significant uplift in accessibility, exposure, and capital value.

#### Tightly Held Asset Class

Commercial property in Burleigh Heads is rarely available. High occupancy, limited supply, and consistent rental growth support a strong long-term investment outlook.

#### Key Features:

- 374m<sup>2</sup>\* landholding in a strategic Gold Coast corridor
- Two well-established tenants providing stable income
- Excellent exposure to the high-traffic Gold Coast Highway
- Positioned to benefit from upcoming infrastructure improvements
- Low local vacancy and strong tenant demand
- Whole-property grease trap in place

This is a Wealth-Generating Asset - ideal for investors seeking immediate returns, long-term capital growth, and a rare foothold in one of Queensland's most tightly held commercial pockets.

For a Due Diligence Pack or to arrange a private inspection, please contact:

Dominic Eaves | 0406 541 278

Opportunities of this nature are rarely presented to market. Act promptly to avoid missing out.

#### Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.



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## More About this Property

Property ID	1UDQF47
Property Type	Retail
Building Area	374 m2

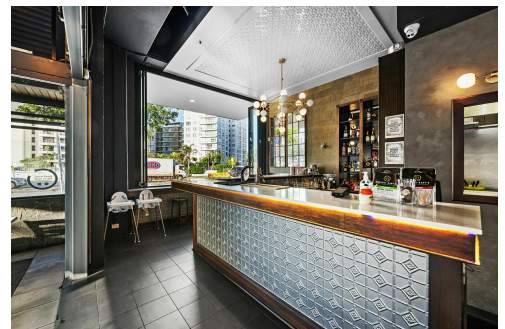
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