

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
- *Situated along the high-traffic Gold Coast Highway —exceptional visibility

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

Expression of Interest Closing the 22nd of May 4pm

Building Area

374sqm

Contact

Dominic Eaves

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*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:

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.

More About this Property

Property ID	1UDQF47
Property Type	Retail
Building Area	374 m ²

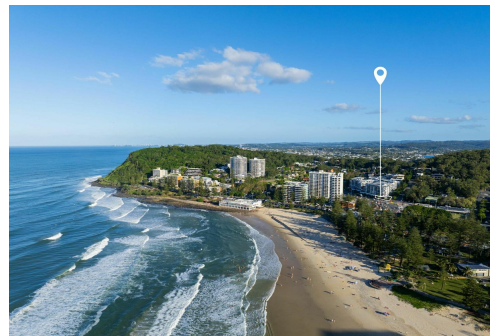
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