



Burleigh Waters, 4 Penguin Parade

SOLD BY JO LYNCH & JO ELWIN

4 3 2

For Sale
Contact Agent

View
ljhooker.com.au/1UAGF47

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For the first time in 37 years, we are proud to be marketing 4 Penguin Parade, Burleigh Waters. This is a blue-chip Gold Coast property, located in a tightly held pocket of Burleigh Waters and just 800 metres to the sands of Burleigh Beach.

This impressive 842 square metre waterfront block offers enormous potential to renovate or redevelop and build your dream family home. With 20 metres of water frontage, and a huge backyard this is a home where your children will love to grow up, fishing from the backyard and exploring Pelican Lake and its surrounds.

This is a strong, split level brick and tile home featuring 4 generous sized bedrooms, 3 bathrooms and a double garage.

There are 2 separate living areas, with an open plan kitchen / dining that overlooks your family living space. A formal lounge room opens to a front balcony, whilst the kitchen

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opens to your rear alfresco patio, covered and overlooking the lake. The layout is ready for a cosmetic renovation, and this might be all you do for now whilst planning a new build for down the track.

Your backyard is private and peaceful. Afternoons will be spent relaxing whilst overlooking the calm waters of Pelican Lake and enjoying the wildlife that comes with it.

Burleigh's vibrant cafe, bar, brewery, and restaurant scene starts within 500 metres from your front door where you can pick up your Hot Cross Buns from the famous Paddock Bakery. Burleigh Beach is an easy 800 metre stroll.

You can have bustling Burleigh and its tranquility all in one - the best of both worlds!

This property is for sale now via expressions of interest. Please don't wait until the closing date (April 13th) to make your interest known, if we receive a good offer we will work with it now.

- 4 generous sized bedrooms - master with ensuite and walk in robe. Master opens to the backyard with water views.
- 3 other bedrooms exist on the upper level of the home, with timber floorboards, built in wardrobes and ceiling fans.
- Main bathroom upstairs with bathtub, separate toilet
- Kitchen with electric oven & cooktop, dishwasher and island bench
- Sunken family living area that opens to outdoor alfresco
- Formal lounge with front balcony
- Covered alfresco patio at rear and overlooking lake
- Huge, grassed back yard that takes you to the water's edge - room for pool (STCA)
- 3rd bathroom / laundry combined.
- Secure double garage
- 2 garden sheds

Location:

- Burleigh Beach - 800 metres
- Paddock Bakery - 500 metres
- Coles Miami - 1km
- Stockland Burleigh Heads - 2.5km
- Burleigh Pavilion - 3km

School Catchments:

- Caningeraba State Primary School
- Miami State High School

Council Rates approx. \$4,500 per annum

Please contact The Jo & Jo Sales Team for more information.

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More About this Property

Property ID	1UAGF47
Property Type	House
Land Area	842 m2

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