



47 Kingfisher Crescent, Burleigh Waters

WATERFRONT SELLERS NEED A DECEMBER SETTLEMENT

Your Burleigh lifestyle starts here.

Imagine morning walks along Burleigh Beach, coffee on James Street and afternoons spent entertaining beside your own waterfront pool. All this, while enjoying the peace and privacy of a sought-after waterfront street just moments from the heart of Burleigh.

Set on an impressive 828m² waterfront block with approximately 19.9 metres of water frontage, this substantial single-level residence presents an exceptional opportunity to secure a prime piece of Burleigh Waters, where lifestyle and location go hand in hand.

With beautiful water and nature reserve views, established botanical gardens and a private outdoor entertaining area, this is a home designed for relaxed coastal living. Take a dip in the solar-heated pool, unwind in the peaceful surrounds or enjoy the space and flexibility that comes with a generous family home.

Inside, five bedrooms, two bathrooms and two separate living areas provide room for the whole family. The spacious open-plan design centres around a well-appointed kitchen featuring granite benchtops,

5 2 4

FOR SALE

Offers from \$3,000,000

VIEW

Fri 30th Oct @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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gas cooktop, dishwasher, filtered water and a Westinghouse electric oven with grill and air-fryer functionality.

Move straight in and enjoy the lifestyle on offer, or explore the potential to renovate and add your own contemporary touch to this premium waterfront address.

THE LIFESTYLE YOU'LL LOVE

- Walk to Burleigh Beach, James Street and the iconic Burleigh Headland
- " Enjoy nearby cafés, restaurants, boutique shopping and weekend markets
- Stroll to Stockland Shopping Centre, parks and green spaces
- Peaceful waterfront setting with nature reserve views
- Private, established gardens with a lemon tree and vegetable patch
- Easy access to local schools and public transport

ADDITIONAL FEATURES

- " Generous 828m² block with approximately 19.9m water frontage
- Five bedrooms, two bathrooms and two living areas
- Single-level living with spacious interiors
- Solar-heated inground swimming pool
- Ducted air conditioning and ceiling fans throughout
- Brazilian cherry floating timber flooring
- Solar power system and solar hot water
- Granite benchtops to kitchen, bathrooms and laundry
- Double lock-up garage plus double secure carport
- Side access for a boat or trailer
- Retractable external blinds and Crimsafe security screens
- 2,000L water tank and spear pump
- Low-maintenance living with excellent potential

A LOCATION THAT'S HARD TO REPLACE

Burleigh Waters offers the perfect balance of relaxed residential living and vibrant coastal energy. Spend your weekends at the beach, explore the cafés and boutiques of James Street, enjoy the famous Village and Farmers Markets, or simply take in the beauty of the surrounding waterways and parklands.

With Caningeraba State School and Marymount College nearby, this location also offers practical appeal for families seeking space, convenience and a connected coastal lifestyle.

A RARE OPPORTUNITY IN A PREMIER POSITION

Whether you're searching for a spacious family home, a waterfront lifestyle to enjoy now or an opportunity to create something truly special, this address deserves your attention.

With waterfront properties in this tightly held street becoming increasingly difficult to secure, this is your opportunity to make Burleigh living a reality.

Inspect today and discover the possibilities.

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MORE DETAILS

Property ID	1XCWF47
Property Type	House
Land Area	828 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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