







69 Dunlin Drive, Burleigh Waters

THE ULTIMATE FAMILY ENTERTAINER

MOTIVATED SELLERS

Perfectly designed for relaxed family living and effortless entertaining, this spacious four bedroom home offers an exceptional combination of comfort, versatility and privacy. Positioned on a generous 640m2 block, this is a fantastic opportunity for growing families and those seeking a home with room for everyone.

At the heart of the home is a welcoming living space that flows effortlessly to two private outdoor entertaining spaces, providing the perfect setting for weekend barbecues, family celebrations or simply unwinding with friends. The sparkling in ground swimming pool completes the picture, creating your very own private oasis to enjoy all year round.

The thoughtfully positioned master bedroom offers a secluded retreat away from the rest of the home, complete with its own ensuite, providing the perfect escape at the end of a busy day.

Adding another dimension to this versatile home is a separate multipurpose room, offering endless possibilities as a home office,

4 2 2

FOR SALE
Offers from $1,700,000

VIEW
Sat 21st Nov @ 1:30PM - 2:00PM

AGENTS

Bronwyn Knipe
0433 268 600
bronwyn@ljhookersgc.com.au

Ken McLachlan
0472 736 522
ken@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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Interested parties must rely solely on their own enquiries.

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teenage retreat, guest room or additional living space. Whether accommodating a growing family or embracing the flexibility of working from home, this adaptable floor plan caters to every stage of life.

Features you will love:

- 4 bedrooms (all with built-in wardrobes)
- 2 bathrooms (ensuite to master)
- additional spacious multi purpose room with dedicated entrance
- 2 separate living areas
- modern kitchen
- dining room
- air conditioning & ceiling fans
- auto double carport
- fully fenced front & back yards
- 2 outdoor entertainment spaces
- in ground pool
- garden sheds (x3)

Rates: $3,401.10 per year
Water: approx $1,525.28 per year

PEST & BUILDING REPORTS AVAILABLE UPON REQUEST

Perfectly positioned in a highly sought-after central location, this home offers exceptional convenience and an enviable Gold Coast lifestyle. Families will appreciate the proximity to highly regarded schools, including Caningeraba State School, Miami State High School and Marymount College.

Enjoy being just minutes from Stockland Burleigh Heads Shopping Centre, the pristine sands of Burleigh Beach and the vibrant James Street precinct, renowned for its boutique shopping, trendy cafés and exceptional dining. With public transport close by and easy access to the M1 motorway, commuting north or south is effortless.

Combining lifestyle, location and convenience, this is an outstanding opportunity to secure your place in one of the Gold Coast's most desirable suburbs.

For further information or to arrange an inspection, contact Bronwyn Knipe on 0433 268 600 or Kenneth McLachlan on 0472 736 522.

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 DETAILS

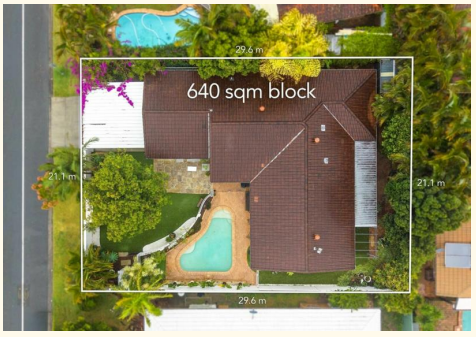
Property ID	1XC7F47
Property Type	House
Land Area	640 m2
Including	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced









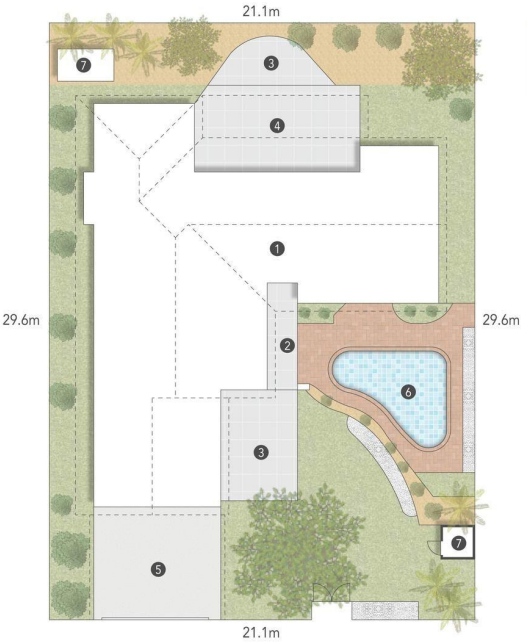


Bronwyn Knipe 0433 268 600
Sales and Marketing Specialist | bronwyn@ljhookersgc.com.au
Ken McLachlan 0472 736 522
Lifestyle & Real Estate Agent | ken@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au

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SITE PLAN LEGEND

1. Residence
2. Porch
3. Patio
4. Covered Patio
5. Carport
6. Pool
7. Shed

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Southern Gold Coast

Bronwyn Knipe
0433 268 600

69 Dunlin Drive
BURLEIGH WATERS

640 m²
4 Bed
2 Bath
2 Car

Internal: 207 m²
External: 74 m²
Total: 281 m²

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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