



87 Dunlin Drive, Burleigh Waters

SPACIOUS FAMILY LIVING IN PREMIER LOCATION

Auction Location: On Site

Perfectly positioned in the tightly held and exclusive "Burleigh Cove Estate" in Burleigh Waters, this single level residence on market for the very first time presents an exceptional opportunity for families, renovators, investors or those seeking space, lifestyle and future potential.

Set on a generous 893m2 block, the home boasts an abundance of internal living space complemented by expansive side access - ideal for caravans, boats, trailers, additional vehicles or future extensions (STCA).

Designed for relaxed family living, the home showcases multiple living areas, effortless indoor/outdoor integration and outstanding potential to renovate or extend within one of the Gold Coast's most tightly held and newest waterfront precincts.

Features you will love

- 4 bedrooms
- 2 bathrooms

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.

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AUCTION

Sat 6th Jun @ 2:00PM

VIEW

Sat 16th May @ 10:00AM - 10:45AM

AGENTS

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

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

 **LJ Hooker**

- master bedroom with ensuite and walk-in-robe
- multiple living spaces
- designated study area
- formal lounge and media rooms
- kitchen complete with dishwasher, oven & cooktop
- new carpets in formal areas and bedrooms
- ducted air conditioning
- crimsafe on all doors and windows
- window tinting and roof insulation
- solar hot water & solar panels
- garden shed & rainwater tank & pump
- auto double garage with internal access
- 893m² flat block
- expansive side access
- concrete landing pad 6m x 9m
- fully fenced back yard

Rates: \$3,935.64 per year

Water: \$1,537.04 approx per year

PEST AND BUILDING INSPECTION REPORTS AVAILABLE UPON REQUEST

Enjoy the ultimate Burleigh lifestyle with this prime location placing you only minutes from the renowned James Street café and dining precinct, pristine Burleigh Beach, vibrant weekend markets and an array of highly regarded schools including Marymount College, Caningeraba State School and Miami State High School.

A rare opportunity to secure your place within one of Burleigh Waters' most tightly held and prestigious enclaves. Offering exceptional potential, lifestyle and location, this is a property that truly must be inspected to be fully appreciated.

OWNERS WILL CONSIDER OFFERS PRIOR TO AUCTION

Please call Bronwyn Knipe on 0433 268 600 for further information or arrange a private inspection.

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 1WQ3F47
Property Type House
Land Area 893 m2
Including Ensuite
Toilets (2)

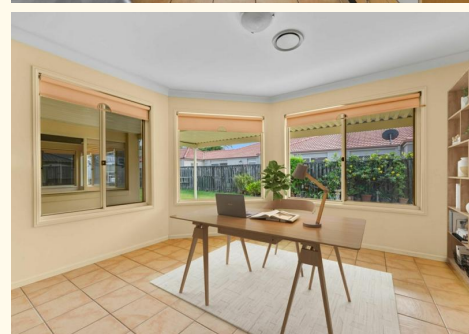
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