



LACEY WEST



6 Cedar Court, Burleigh Heads

- 5
- 2
- 1

**auCTION**

9am Sunday 13 June, On Site

**Juliana Gomes 0409 205 012**

[jgomes@laceywest.com.au](mailto:jgomes@laceywest.com.au)



**0755766616**

[office@laceywest.com.au](mailto:office@laceywest.com.au) . [laceywest.com.au](http://laceywest.com.au)  
5 Park Avenue, Burleigh Heads QLD 4220 . PO Box 314, Burleigh Heads Qld 4220






LACEY WEST




6 Cedar Court, Burleigh Heads



## 5 YOUR DREAM LIFESTYLE STARTS HERE!

2  Enviably located less than 300 metres from the beach, vibrant coastal walking trails, and a short stroll from Burleigh's iconic 'James Street', this spacious home will be the foundation for your dream coastal lifestyle.

1  Resting on a level 539sqm block in a family-friendly street, the home has been well-kept in mostly original condition, leaving ample scope for enhancement. Inside, the home reveals appealing features such as high ceilings, timber floorboards and a glow of soft natural light.

This exceptional residence enjoys the added value of boasting excellent potential for dual living with two fully self-contained levels with separate entry. The lower level features three spacious bedrooms (main with ensuite), a refreshed kitchen and a large living area. Upstairs, a further two bedrooms are complemented by an open plan living and dining area, second kitchen and a large, enclosed verandah offering an idyllic entertaining space.

Flowing out to the rear yard from both levels, you'll find a large saltwater pool soaking up the sun and an adjacent grassed area highlighted by tropical palm gardens.

Quite simply, Burleigh Heads is one of the Gold Coast's most adored beachside suburbs and has a well-earned reputation for continued growth. At the epicentre of Burleigh you'll find a world class surf break, a raft of bustling cafes and restaurants, established bars, bowls and surf club and the stunning Burleigh Head National Park.





## 6 Cedar Court, Burleigh Heads

<b>Auction</b>	9am Sunday 13 June, On Site
<b>Details</b>	5 bedrooms, 2 bathrooms, car space
<b>Land Size</b>	539m2
<b>Rates</b>	\$1,611.26 per 6 months approximately
<b>Water</b>	\$733.31 per 3 months approximately
<b>Rental</b>	Upstairs: \$600 per week (lease ends: 23/08/2021) Downstairs \$600 per week (lease ends:10/05/2022)
<b>Property ID</b>	1P2926

### Property Highlights

- Dual living options with passive income potential
- 539m2 blue-chip medium-density development site only 240 metres from the beach
- Great opportunity to personalise, refresh or renovate fully
- Envable northern aspect
- Five bedrooms, three bathrooms, dual laundry's
- Two full kitchens, multiple living areas
- Fully enclosed entertaining deck; great all-weather dining space
- High ceilings, timber flooring, durable tiles to kitchen
- Fully fenced yard with grass, gardens; great for pets
- Children tree-house cubby perched in the mango tree
- In-ground saltwater pool with solar heating
- Ceiling fans, air conditioning, great cross ventilation

### Location Highlights

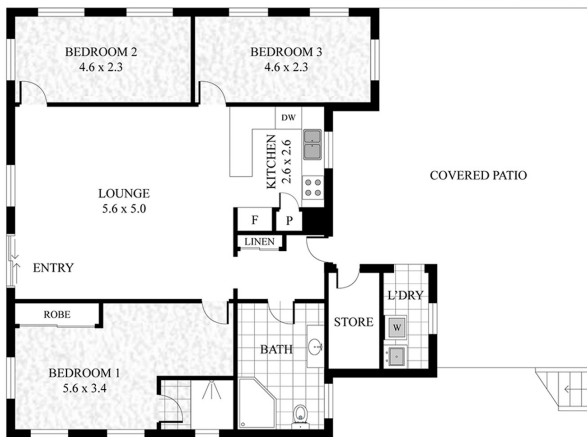
- 240 metre walk to the beach
- 850 metre walk to James Street
- Top quality schools in close proximity include the Burleigh and Caningeraba State Schools, and Marymount Catholic College
- Close proximity to Southern Cross, Bond and Griffith Universities
- Easy M1 access, 15 minutes to Gold Coast Airport
- 20 minutes to the Gold Coast International & Domestic Airport



LACEY WEST

# floor plan

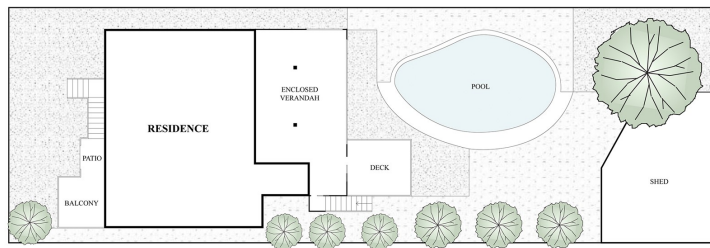
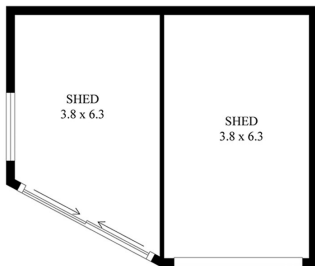
## 6 Cedar Court, Burleigh Heads



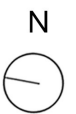
GROUND FLOOR



FIRST FLOOR



SITE PLAN



6 Cedar Court, Burleigh Heads  
Bed 5 | Bath 3

Internal Area 192m<sup>2</sup> | External 118m<sup>2</sup> | Shed 45m<sup>2</sup>

Total Floor Area - 355m<sup>2</sup>



Plans shown are for presentation purposes only and are not part of any lease, document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.



LACEY WEST

location

6 Cedar Court, Burleigh Heads

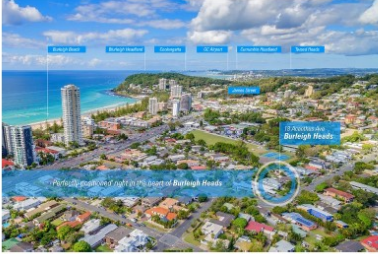






## 1 18 Acanthus Avenue Burleigh Heads QLD 4220

Sold Price \$1,625,000



3 3 2 607m<sup>2</sup> 118m<sup>2</sup>  
 Year Built 1950 DOM 17  
 Sold Date 17-Mar-21 Distance 0.28km  
 First Listing Offers over \$1,695,000  
 Last Listing UNDER CONTRACT

## 2 22 Diana Avenue Burleigh Heads QLD 4220

Sold Price \$1,680,000



5 2 2 549m<sup>2</sup> 191m<sup>2</sup>  
 Year Built 1970 DOM 24  
 Sold Date 05-Dec-20 Distance 0.29km  
 First Listing Auction On-Site 5th December @ 2pm  
 Last Listing Sold at Auction by John Newlands

## 3 15 Sandpiper Drive Burleigh Waters QLD 4220

Sold Price <sup>RS</sup> \$1,700,000

4 2 2 615m<sup>2</sup> 146m<sup>2</sup>  
 Year Built 1980 DOM 46  
 Sold Date 02-May-21 Distance 0.37km  
 First Listing AUCTION  
 Last Listing UNDER CONTRACT

## 4 19 Aruma Avenue Burleigh Waters QLD 4220

Sold Price \$1,410,000



4 2 1 617m<sup>2</sup> 142m<sup>2</sup>  
 Year Built 1980 DOM 25  
 Sold Date 27-Feb-21 Distance 0.42km  
 First Listing Auction Sat 27 Feb @ 3PM  
 Last Listing Under Contract

## 5 3 Tern Drive Burleigh Waters QLD 4220

Sold Price \$1,650,000



4 3 3 693m<sup>2</sup> 193m<sup>2</sup>  
 Year Built 1975 DOM 6  
 Sold Date 24-Dec-20 Distance 0.48km  
 First Listing \$1.65M+  
 Last Listing \$1.65M+



## Conditions of Sale – Public Auction

### GST ANNOUNCEMENT AND CLARIFICATION

At auction the Auctioneer will announce in clear terms:

1. If GST is to apply or not; and
2. **One** of the following applicable GST Clauses

#### IF THE SELLER IS NOT REGISTERED FOR GST:

- The property is offered for sale on a GST inclusive basis – which means the knock down price is the sale price.

#### IF THE SELLER IS REGISTERED FOR GST:

- The property is offered for sale on a GST exclusive basis – which means the knock down price attracts GST at 10% of the selling price; or
- The property is offered for sale under the Margin Scheme – which means that the knock down bid is the sale price and GST payable by the seller is 1/11 of the margin.

### CONDITIONS OF SALE BY PUBLIC AUCTION FOR REAL PROPERTY

1. The highest approved Bidder will be the Buyer subject to:
  - a. the reserve price, if any; and
  - b. the Seller's approval.
2. A cooling off period does not apply.
3. Finance clause has been deleted from the Contract of Sale.
4. Building, Pest Inspection and Pool Safety clauses have been deleted from the Contract of Sale.
5. All Bidders must be registered. The Auctioneer may register a person as a Bidder only if the person has provided his/her name and address and satisfactory evidence of his/her identity.
6. Bids will only be accepted from registered Bidders.
7. Bidders must use the numbered identifier provided by the Auctioneer to make a bid during the auction.
8. The Seller may bid, either personally or by a representative. If the Seller or their representative bids for the property the Auctioneer must announce to all other Bidders that the bid is made on behalf of the Seller.
9. The Bidder warrants their ability to enter and complete the Contract of Sale in accordance with its terms.
10. Any person bidding on behalf of another person must provide the Auctioneer with a copy of their written authority before the auction; otherwise the Bidder will be taken to be acting on their own behalf.
11. The Auctioneer has the discretion to refuse to accept any bid from any person. A bid will be taken to be accepted and irrevocable unless the Auctioneer, immediately after it is made, refuses it.
12. The decision of the Auctioneer is final in all matters relating to the auction and no Bidder has any right of recourse against the Auctioneer or the Seller.
13. Without affecting condition 12, if there is any dispute over a bid, the Auctioneer may:
  - a. re-open the bidding and resubmit the property for sale starting with the highest bid previously accepted; or
  - b. determine the dispute in any other way the Auctioneer considers appropriate in his/her absolute discretion.
14. Immediately on the fall of the hammer, the Bidder of the highest bid accepted must sign, as Buyer, the Contract of Sale in the form displayed or circulated with these Conditions of Sale and pay the deposit to the nominated Deposit Holder.
15. The deposit payable under the Contract of Sale is 10% of the successful bid or any other percentage or figure nominated in the Contract of Sale.
16. The Seller and the Buyer agree to sign all documents and do everything else necessary to transfer the property to the Buyer. The Seller and the Buyer each appoint the Auctioneer their agent to sign the Contract of Sale on their behalf. This appointment is non-revocable.
17. If the Buyer does not pay the deposit, at the Seller's option:
  - a. the result of the auction will be treated as invalid and the property may be resubmitted to public auction at the risk and expense of that Buyer; or
  - b. the Seller may affirm the Contract of Sale and pursue their legal and other remedies against the Buyer as they see fit.
18. Insert Special Conditions (if any):





LACEY WEST

happy to help  
make it happen for you

Juliana Gomes

Licensed Real Estate Agent



**"I am passionate about helping people, whether it be selling their home or investment property, upsizing, downsizing or acquiring their first home."** – Juliana Gomes

With an elite business acumen, and a dedicated passion for real estate, Juliana works 7 days a week, to offer her esteemed clients a superior 6-star service, with a resolute motivation to best represent her client's most valuable real estate assets. Locally based in the heart of Burleigh, and very much an ocean lover, Juliana's heart is firmly set in Burleigh. One of the friendliest and most compassionate people you are likely to meet, Juliana relishes the social & service aspects of our industry and looks forward to meeting new clients to discuss which strategies are most suited to achieve the best outcome for your real estate goals.

Juliana migrated to the Gold Coast from Brazil in 2008; unable to speak English & no knowledge of the Australian business culture, no contacts, and no starting capital. Juliana quickly mastered the language, attained a full real estate licence and Diploma in Business, and built substantial business interests with an enviable net worth. Juliana's story was featured in several media outlets including featured agent on channel 7, channel 9 and news.com.au.

Within just a decade, Juliana has inspired others to continue with the pursuit of their dreams by perseverance, hard work & dedication. Juliana has built a solid reputation borne of her innate drive to perform at her ultimate best, has given her a wealth of experience & seen her fast-establish herself as a leading agent within Burleigh and the southern Gold Coast. Juliana's extensive list of remarkable sales include numerous record prices, which only confirm her fierce negotiation skills and drive to surpass expectations. When it comes to selling your home, Juliana's exceptional track record, strong client network, commitment, vibrant personality makes her the best agent to achieve the greatest sale price possible for you. Her dedication to achieving the best possible result for her clients continually exceeds expectations, and often surpasses comparable 'same street' records.

*Fluent in Spanish, Portuguese, Juliana's elite poly-linguistic skills also assist in facilitating internationally based property negotiations.*



Burleigh  
Heads

0409 205 012

[jgomes@laceywest.com.au](mailto:jgomes@laceywest.com.au)

P 07 5576 6616 | A 5 Park Avenue, Burleigh Heads QLD 4220 | P PO Box 314, Burleigh Heads QLD 4220

[laceywest.com.au](http://laceywest.com.au)





LACEY WEST

5 PARK AVENUE

  
LACEY WEST  
REAL ESTATE  
RESIDENTIAL  
COMMERCIAL  
55766616

If you have any questions, please feel free to contact us any time 7 days a week.

**0755766616**

07 5535 0050 . [office@laceywest.com.au](mailto:office@laceywest.com.au) . [laceywest.com.au](http://laceywest.com.au)  
5 Park Avenue, Burleigh Heads QLD 4220 . PO Box 314, Burleigh Heads Qld 4220