

Property Information



4 bed



2 bath



2 car



965m²

28 Auk Avenue

Burleigh Waters

Auction

2:30pm Saturday 11th December 2021, On Site

Will West

0404 227 952

wwest@laceywest.com.au



Introduction

28 Auk Avenue Burleigh Waters

Lacey West has been appointed by our clients to market the sale of 28 Auk Avenue Burleigh Waters QLD 4220 which will be available for sale by Auction on 11/12/2021 at 2:30pm.

This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. This Information Memorandum is produced as a general guide only and does not constitute valuation advice nor an offer for sale or purchase.

All parties should undertake and rely on their own independent due diligence investigations and not rely on the information contained in this document to make their purchasing decision.

Sales Process

Lacey West is proud to offer 28 Auk Avenue Burleigh Waters QLD 4220 for sale by Auction.

Sale & Purchase Agreement

Particulars and Conditions of Sale of Real Estate by negotiation is provided upon request to Will West.

[CONTACT](#)

Will West

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Executive Summary

28 Auk Avenue

Burleigh Waters

Property address	28 Auk Avenue, Burleigh Waters
Details	4 x bedroom, 2 x bathroom, 2 x car
Auction	2:30pm Saturday 11th December 2021, On Site
Legal Description	Lot 355 RP225451
Title Reference	17344163
Local Government	Gold Coast City Council
Land Size	965m2
Rates	\$1,595.28 per 6 months approximately when paid on time
Water	\$237.48 per 3 months approximately
Property ID	1P3298





Property Highlights

- Functional floorplan for family living and entertaining
- Spacious kitchen with ample bench & cupboard space
- Separate lounge room with high ceilings & combined living/dining room with water views
- Built-in robes to two bedrooms, master bed with built in, ensuite & water views
- Light & bright light living room opens out onto the alfresco entertaining area
- Good sized main bathroom & separate laundry with storage space
- Air-conditioning, ceiling fans and a rainwater tank
- Double garage with internal access & ample storage
- A large-sized 965sqm block, fully fenced backyard for the kids with a pool & spa
- Landscaped gardens & pedestrian access down both sides of the home

Recent sales

28 Auk Avenue

Burleigh Waters

1		56 Dunlin Drive Burleigh Waters QLD 4220				Sold Price ^{RS} \$1,650,000	
		5 2 2 840m ² -	Year Built	1987	DOM	24	
			Sold Date	20-Nov-21	Distance	0.33km	
			First Listing	Auction			
			Last Listing	Not Disclosed			
2		38 Dunlin Drive Burleigh Waters QLD 4220				Sold Price ^{RS} \$1,870,000	
		4 2 2 840m ² 177m ²	Year Built	1985	DOM	112	
			Sold Date	27-Sep-21	Distance	0.44km	
			First Listing	AUCTION			
			Last Listing	Auction			
3		74 Auk Avenue Burleigh Waters QLD 4220				Sold Price ^{RS} \$1,780,000	
		4 2 2 988m ² 232m ²	Year Built	1989	DOM	-	
			Sold Date	24-Aug-21	Distance	0.46km	
			First Listing	-			
			Last Listing	-			
4		56 Harrier Drive Burleigh Waters QLD 4220				Sold Price ^{RS} \$1,510,000	
		3 2 2 704m ² 140m ²	Year Built	1999	DOM	52	
			Sold Date	27-Oct-21	Distance	0.67km	
			First Listing	Contact Agent			
			Last Listing	Contact Agent			

28 Auk Avenue Burleigh Waters



Family Sized Waterfront Home on a Massive 965sqm Block

Designed for the entire family to live comfortably, this home has a great sense of space and brightness due to its high ceilings and open plan design. Showcasing multiple entertaining areas, 4 bedrooms, 2 bathrooms and double garage with extra driveway space plus very generously sized front and rear yards with beautifully landscaped gardens.

Positioned in a highly sought-after area and privately set on a massive 965sqm waterfront block with approximately 13.5m frontage to Swan Lake.

Enjoy your waterfront views spanning from both living areas, the kitchen, master bedroom and of course your huge undercover alfresco outdoor entertaining area.

The spacious, private and convenient family-friendly lifestyle so many crave could be all yours with this stunning Burleigh Waters home. You will enjoy a generous four-bedroom, two-bathroom layout with multiple living spaces and an inground pool with spa. The heart of the home is the spacious kitchen with plenty of cupboard and bench space featuring water views and an open design that embraces the living room.

Location

28 Auk Avenue Burleigh Waters



Location Highlights

- Located within walking distance to Caningerba State School
- 5-minute drive to Burleigh Beach & trendy James Street cafe/restaurants
- 5-minute drive to Stockland Shopping Centre
- 10-minute drive to M1 Pacific Motorway
- 10-minute drive to Robina, 20 minutes to Coolangatta Airport & Tweed
- 45-minute drive to outskirts of Brisbane, 60 minutes to Brisbane Airport

Floorplan

28 Auk Avenue Burleigh Waters



Will West
0404 227 952

28 Auk Avenue
BURLEIGH WATERS

-  4 Bed
-  2 Bath
-  2 Car

Internal 165m2
External 58m2
Garage 32m2
Total Area 255m2

Plans shown are for presentation purposes only and are not part of any legal 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.

Block of land

28 Auk Avenue

Burleigh Waters



Conditions of Auction Queensland

1. 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. The auctioneer is required to keep the register of all bidders at the auction in accordance with Queensland Government regulations.
2. Bids will only be accepted from registered bidders.
3. Bidders must use the numbered identifier provided by the auctioneer to make a bid during the auction.
4. The highest approved bidder will be the buyer subject to:
 - The reserve price; and
 - The sellers approval
5. The seller may be bid, either personally or by a representative.
6. The bidder warrants their ability to enter and complete the contract of sale in accordance with its terms.
7. 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.
8. 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.
9. 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.
10. Without affecting condition 9, if there is any dispute over a bid, the auctioneer may:
 - Reopen the bidding and resubmit the property for sale starting with the highest bid previously accepted or;
 - Determine the dispute in any other way the auctioneer considers appropriate in his/her absolute discretion
11. 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 stakeholder.
12. 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.
13. 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.
14. If the buyer does not pay the deposit, at the sellers option;
 - 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
 - The seller may affirm the Contract for Sale and pursue their legal and other remedies against the buyer as they see fit.

All bidders shall be deemed to have read and acknowledged the "Contract Warning" and the "Disclosure Statement" under the Body Corporate and Community Management Act 1997 which are annexed to the Contract of Sale by virtue of the fact that they have been on display prior to this auction.

Cash unconditional basis, not subject to a cooling off period, finance, or building and pest inspection. GST may be applicable to the purchase price.

Terms:

Deposit on the fall of the hammer and the balance in cash 30 days, or any other such date or terms as specified by the auctioneer prior to auction.

Team Will West

Lacey West Residential Sales



happy to help you

