






LACEY WEST



25 Auk Avenue . **BURLEIGH WATERS**

Cool Coastal Luxury Family Living

4  2  2 

AUCTION

10am Sunday 26 August 2018

On Site



laceywest.com.au/property/1657




WILL WEST 0404 227 952

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wwest@laceywest.com.au



25 Auk Avenue . **BURLEIGH WATERS**

4  2  2 

Cool Coastal Luxury Family Living

This impressive contemporary home is the epitome of modern living featuring clean lines, premium finishes, expansive indoor and outdoor entertaining areas and a seamless sense of space.

Boasting a very spacious open plan living area with an exceptional gourmet chef's kitchen incorporating quality stainless steel appliances, stone bench tops and engineered hardwood floors throughout. Step down to the separate sunken lounge area perfect for home entertainment.

Making the most of living outdoors has never been easier, as these gorgeous rooms flow freely onto a large north facing entertainer's deck, overlooking the luxurious pool and tropical garden space.

The outdoor areas have been designed for comfortable living and entertaining featuring a sparkling in-ground pool with daybed and taverine pavers around pool which don't get hot in the sun. You will love the outdoor fire pit with built in seating, the perfect spot for an evening wine around the fire.

With clever design features and intentional spacing of bedrooms, living, entertaining and work spaces, this breathtakingly beautiful, single-level family home imparts a contemporary edge with impeccable taste and quality finishes throughout which will leave you awe-inspired.



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Property details

25 Auk Avenue . BURLEIGH WATERS

Auction	10am, Sunday 26 August 2018, On Site
Details	4 bedrooms, 2 bathrooms, 2 car
Land Size	680m2 approximately
Rates	\$1096 per 6 months approximately
Water	\$417 per 3 months approximately

PROPERTY HIGHLIGHTS

- Open-plan living area with timber floors
- Deluxe kitchen with stone benchtops
- Separate sunken lounge area with carpet
- Private swimming pool with frameless glass
- Alfresco fire pit with built in bench seating
- North facing entertainer's deck overlooking pool
- Luxury master with walk-in robe, ensuite
- All good size bedrooms with built-in wardrobes
- Main bathroom with stone tops
- Seperate powder room
- Study desk with blackbutt timber
- Spacious internal laundry with stone tops
- Split system air conditioning in living and master
- Low maintenance, fully fenced yard
- Walk to schools, patrolled beaches

LOCATION HIGHLIGHTS

Positioned only a few minutes stroll to Burleigh Beach, James Street, chic cafes, fine dining restaurants, Miami One Shopping Centre, Schools, Bond University, The Village Markets, Miami Marketta, Organic Produce Markets, lush parks and only 15 minutes' drive to the Gold Coast Airport



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Floor plan

25 Auk Avenue . BURLEIGH WATERS



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INTERNAL : 189 SQ.M.
EXTERNAL : 71 SQ.M.



25 Auk Avenue, Burleigh Waters





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Past sales

Recently sold within the area



11 Auk Avenue Burleigh Waters QLD 4220

Sold Price **\$1,025,000^{RS}**

4 beds 3 bathrooms 2 garages 608m² 161m²

Sold Date 26-Jul-18 Price Change ▼ -10% Year Built 1985
DOM 99 First Listing \$1,139,000
Distance 0.14km Last Listing -



2 Wagtail Court Burleigh Waters QLD 4220

Sold Price **\$905,000**

4 beds 2 bathrooms 1 garage 649m² -

Sold Date 20-Aug-17 Price Change ▲ 0.7% Year Built 1985
DOM 24 First Listing \$899,000
Distance 0.25km Last Listing \$899,000



22 Sittella Crescent Burleigh Waters QLD 4220

Sold Price **\$975,000**

4 beds 2 bathrooms 2 garages 656m² 207m²

Sold Date 10-Feb-18 Price Change ▲ 1% Year Built 1998
DOM 8 First Listing \$965,000
Distance 0.53km Last Listing -



3 Taveuni Street Burleigh Waters QLD 4220

Sold Price **\$1,050,000**

4 beds 2 bathrooms 2 garages 742m² 219m²

Sold Date 03-Aug-17 Price Change ▼ -4.1% Year Built 2000
DOM 10 First Listing \$1,095,000
Distance 0.71km Last Listing \$1,095,000



6 Shoalwater Court Burleigh Waters QLD 4220

Sold Price **\$955,000**

3 beds 2 bathrooms 4 garages 640m² 176m²

Sold Date 27-Aug-17 Price Change ▼ -4.4% Year Built 2001
DOM 69 First Listing \$999,000
Distance 0.75km Last Listing \$989,000



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Title Search

25 Auk Avenue . BURLEIGH WATERS

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 28885376

Search Date: 18/06/2018 14:18

Title Reference: 16283078

Date Created: 10/05/1982

Previous Title: 15879116

REGISTERED OWNER

Dealing No: 718041505 24/05/2017

BOEH FRANCIS MAHI DAVIES

REBECCA MAREE NISBET

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 309 REGISTERED PLAN 178994

Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12248075 (POR 139)
2. MORTGAGE No 718041506 24/05/2017 at 12:18
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ EQUIFAX

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 you

your local agent



Making it happen for you

If you are seeking a real estate professional who has been there, done that, smashed numerous sales records and recently been recognised as one of the area's best agents, then local legend Will West would have to be your first choice. Not only has he acquired more than 10 years of experience and a longstanding relationship network the envy of anyone in the industry, he has lived and breathed the Burleigh Heads area his entire life.

Will understands that stellar results are not a matter of chance, they are the culmination of high-end strategy, sales and marketing, intelligently designed and implemented to perfection. It is these elements that form the backbone of Will's proven approach, punctuated by his trademark energy, enthusiasm and integrity. Embracing the changing world of technology, Will is able to use his specialised marketing techniques to find the buyer that is just right for the property, while always keeping clients informed of any progress.

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