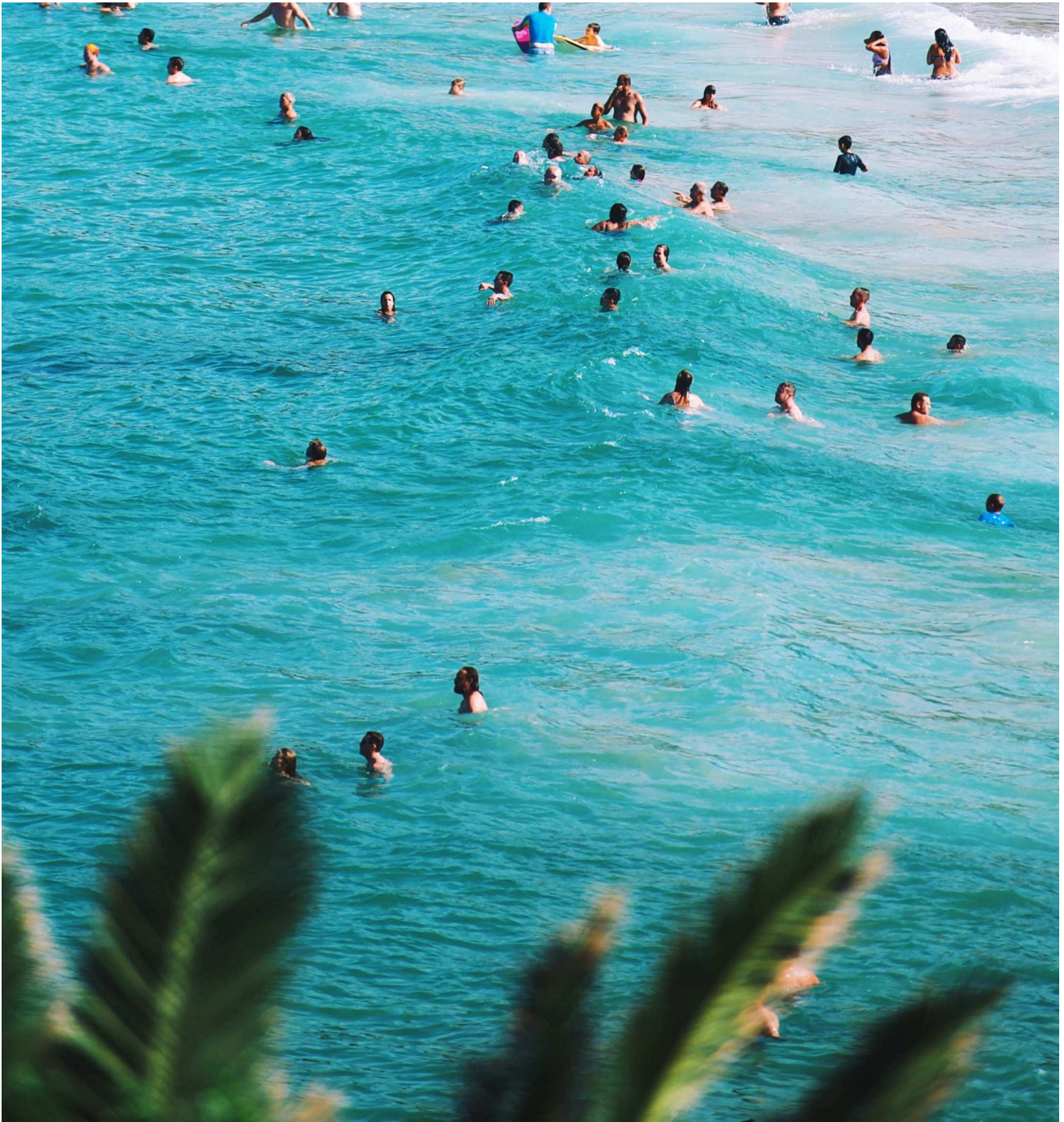


CMA

McGrath



2/10 COTINGA CRESCENT BURLEIGH WATERS QLD 4220

Prepared on 4th February 2025

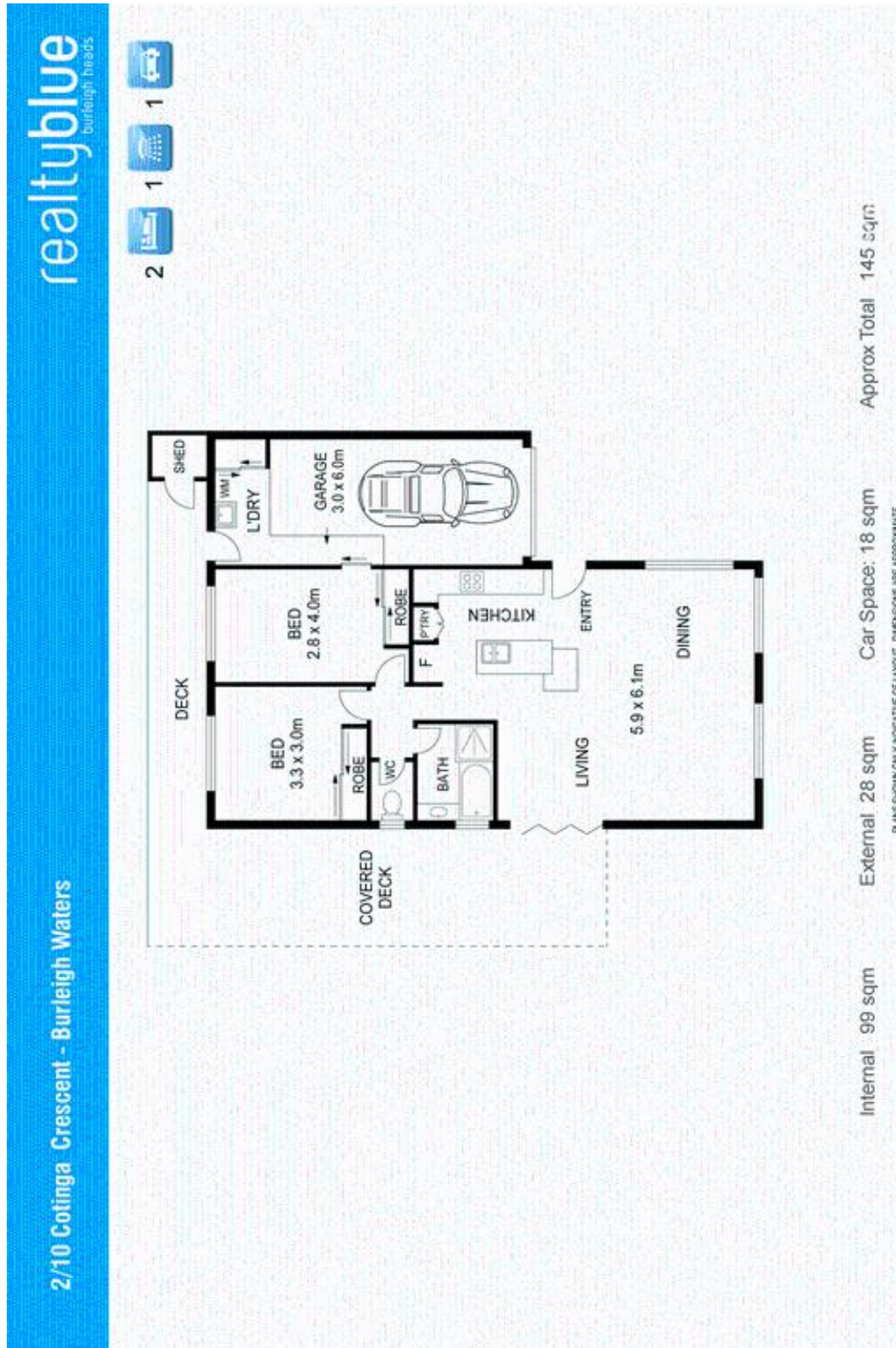
Tyler Clark
MCGRATH PALM BEACH

17 Sixth Avenue
PALM BEACH QLD 4221

m: 0429226364

tylerclark@mcgrath.com

Floor Plan



Floor Plan

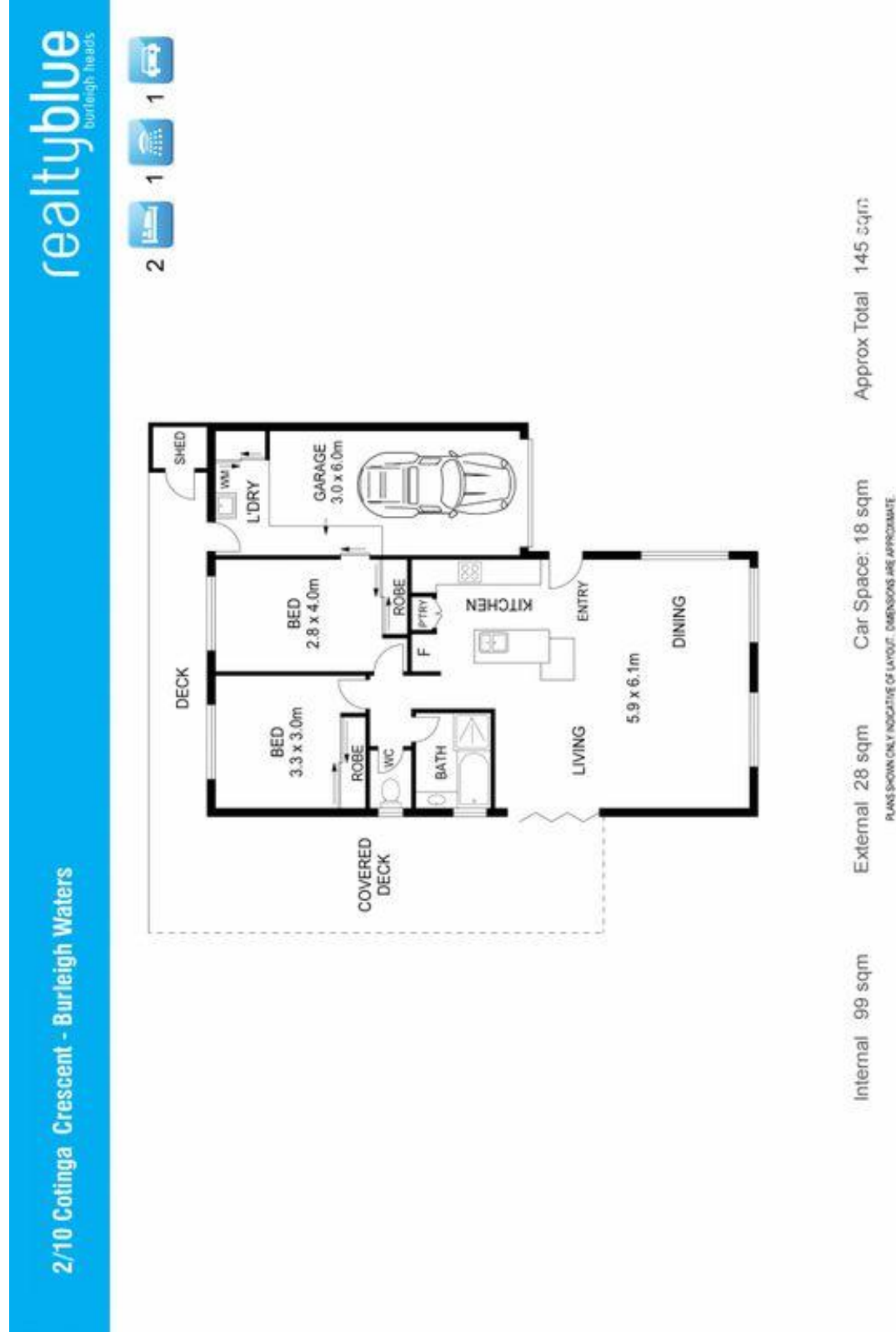


Internal: 103 sqm
External: 31 sqm
Total: 134 sqm
Whoa! [whoa.com.au](http://www.whoa.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes and is a general guide only.

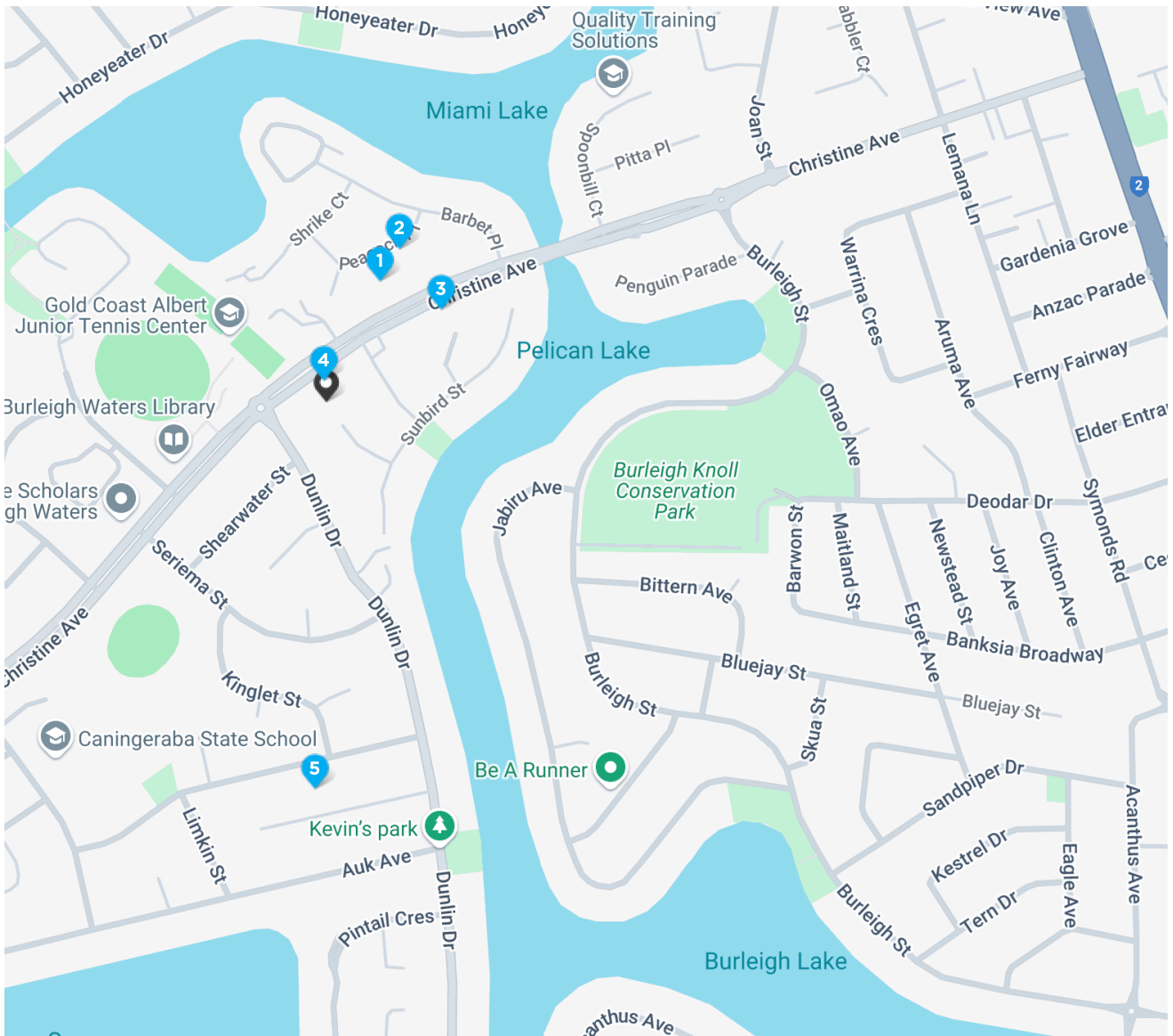
2/10 Cotinga Crescent, BURLEIGH WATERS

Harcourts Coastal

Floor Plan



Comparables Map: Sales



1 2/95 CHRISTINE AVENUE BURLEIGH WATERS QLD 4220	2	1	1	\$930,000
2 1/8 PEACOCK PLACE BURLEIGH WATERS QLD 4220	2	1	1	\$925,000
3 1/90 CHRISTINE AVENUE BURLEIGH WATERS QLD 4220	2	1	1	\$1,010,000
4 1/106 CHRISTINE AVENUE BURLEIGH WATERS QLD 4220	2	1	1	\$827,500
5 1/15 WAGTAIL COURT BURLEIGH WATERS QLD 4220	2	1	1	\$920,000




Map data ©2025 Google


* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales in the Area


- 1** 2/95 CHRISTINE AVENUE BURLEIGH WATERS QLD 4220 **Sold** **\$930,000**




🏠 2 🚤 1 🚗 1 📏 229m² 📏 94m²
 Year Built 1985 DOM 13
 Sold Date 26-Sep-24 Distance 0.18km
 First Listing Offers over \$900,000
 Last Listing Contact Agent
- 2** 1/8 PEACOCK PLACE BURLEIGH WATERS QLD 4220 **Sold** **\$925,000**



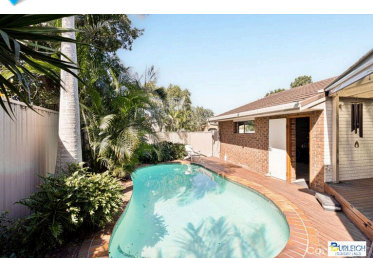
🏠 2 🚤 1 🚗 1 📏 113m² 📏 94m²
 Year Built 1990 DOM -
 Sold Date 04-Jun-24 Distance 0.24km
 First Listing -
 Last Listing -
- 3** 1/90 CHRISTINE AVENUE BURLEIGH WATERS QLD 4220 **Sold** **\$1,010,000** ^{RS UN}



🏠 2 🚤 1 🚗 1 📏 96m² 📏 127m²
 Year Built 1984 DOM 15
 Sold Date 26-Nov-24 Distance 0.21km
 First Listing Contact Agent
 Last Listing Under Contract
- 4** 1/106 CHRISTINE AVENUE BURLEIGH WATERS QLD 4220 **Sold** **\$827,500**



🏠 2 🚤 1 🚗 1 📏 300m² 📏 87m²
 Year Built 1983 DOM 65
 Sold Date 27-Nov-24 Distance 0.03km
 First Listing Offers over \$800,000
 Last Listing Under Contract by Suzie Postans
- 5** 1/15 WAGTAIL COURT BURLEIGH WATERS QLD 4220 **Sold** **\$920,000**



🏠 2 🚤 1 🚗 1 📏 487m² 📏 127m²
 Year Built 1985 DOM 54
 Sold Date 20-Apr-24 Distance 0.55km
 First Listing Expressions of Interest
 Last Listing Expressions of Interest

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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