



11/61 Marana Street, Bilambil Heights

Tranquil Setting - Offering Functionality and Flexibility

Nestled within the tranquil surrounds of Bilambil Heights, this property presents an exciting opportunity for buyers seeking exceptional value. Featuring a highly desirable two-bedroom, two-bathroom configuration along with its own exclusive car space, it offers the functionality and flexibility that is increasingly difficult to find at this price point. Only a 15 minute drive from Coolangatta Beach, the location further enhances its appeal with a sound opportunity for capital growth.

Perfectly positioned, the moment you step through the door, there is an immediate sense of peace and tranquillity, with lush gardens and rolling hills creating a beautiful outlook. The open-plan living and dining area welcomes you on entry, with a seamless flow through to the undercover balcony, the perfect place to start your morning with a coffee or unwind in the peaceful surrounds on summer evenings. The living room is also equipped with reverse-cycle air conditioning, ensuring year-round comfort.

Both bedrooms are generously sized and feature built-in wardrobes, the main bedroom enjoying its own ensuite and calming outlook. The thoughtful layout places the main bathroom and laundry cupboard between the two bedrooms, providing excellent separation and

2 2 1

FOR SALE
Under Contract

VIEW
By Appointment

AGENTS
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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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privacy.

Beyond your front door, a lagoon-style inground pool and BBQ entertaining area create a relaxed resort-style atmosphere, whilst it may also strike your interest to learn this complex is pet friendly upon approval.

Whether you're searching for your first home, a coastal base, a low-maintenance lifestyle or a quality investment, this property offers remarkable versatility. The combination of two bedrooms, two bathrooms, a tranquil setting and exceptional proximity to Coolangatta at this price point should not be overlooked.

Body Corporate fees: \$99.45 per week approx.

Rates: \$3,078.23 per annum approx.

Rental Appraisal: \$650-700 per week approx.

Location:

- 15 minutes to world renowned Coolangatta & Rainbow beaches
- 12 minutes to Gold Coast International and Domestic Airport
- 11 minutes to Southern Cross University
- " 10 minutes to M1 north and south bound
- " 5 minutes to Panorama Plaza with Spar Supermarket, Bakery, Butcher, Café and Bottle shop
- 2 minutes to Top Shop convenience with Pharmacy

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	MEEHEZ
Property Type	Unit
Including	Air Conditioning

Jasmine Carr 0436 488 802

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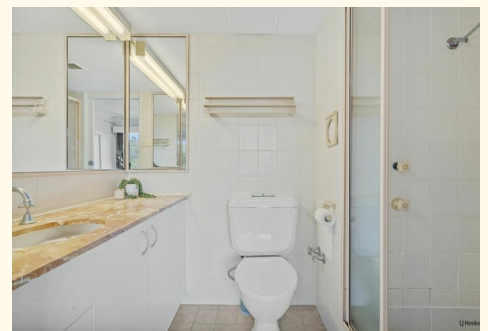
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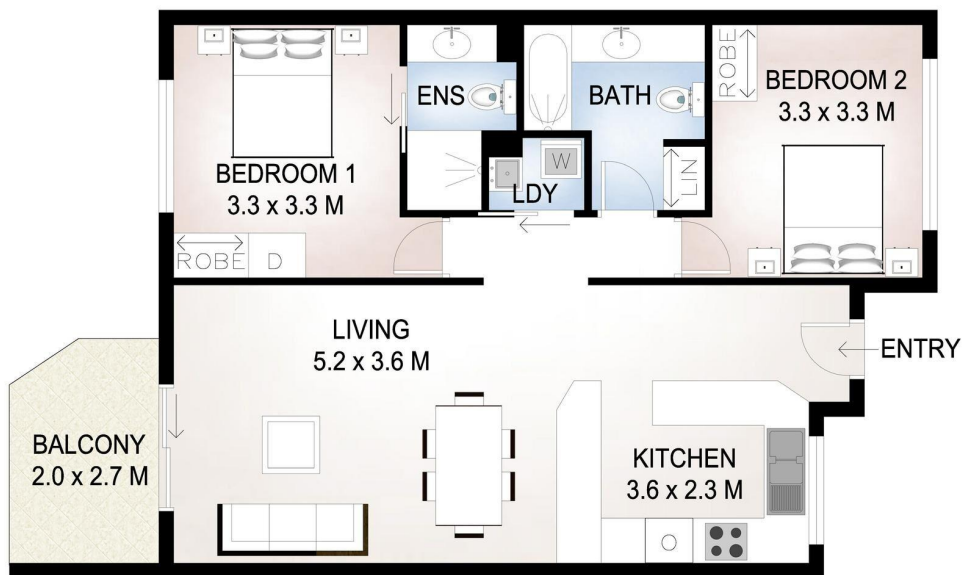
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INTERNAL : 66 SQ.M.
PATIO : 5 SQ.M.

2 Bedrooms & 2 Baths / 61 Marana Street, Bilambil Heights



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