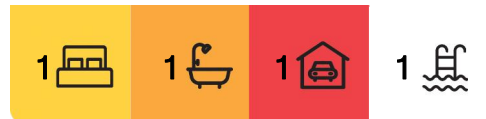




## Bilambil Heights, 32/61 Marana Street

SOLD BY KRISTY THATCHER & JASMINE CARR



Step into a serene world of unrivalled views stretching from the sparkling ocean to the verdant valleys and sweeping ranges. This is a fantastic and well priced opportunity for all age groups looking to secure a piece of paradise or lucrative investment only 15 minutes to Coolangatta Beach.

Feel the creative yet peaceful energy that exudes from this elevated top floor position. Though compact, the cleverly designed studio maximises its footprint. The functional kitchenette boasts a breakfast bar, ceramic cooktop and new rangehood whilst the rest of the room has been stylishly divided into both a dining and living space, and separate bedroom area ideal for a restful nights sleep.

Updates to this home have been to the highest standard - recently painted offered with stylish new lighting, high grade fan, security screens and a new built in wardrobe. The expansive undercover balcony, provides an ideal area to entertain or simply drift away

**For Sale**  
\$398,000

**View**  
[ljhooker.com.au/KFPHEZ](http://ljhooker.com.au/KFPHEZ)

**Contact**  
**Kristy Thatcher**  
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0436 488 802  
jasmine@ljhookerct.com.au



**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

with the breathtaking panorama that is your everyday backdrop. The allure of the great outdoors merges with the comfort of your home, providing a perfect space for relaxation or entertaining at unbeatable value.

With an exclusive parking space, resort style pool and caretaker management currently on site, everyday can feel like a holiday. The complex further impresses with its beautifully manicured gardens, and well-appointed communal laundry.

This humble abode is an investment in tranquillity, practicality, and unmatched scenic beauty. Ideal for singles, couples and most certainly investors, call us today to arrange an inspection.

**Location:**

Close to local convenience shops & only 10 minutes to the M1 freeway, Coolangatta Beach, Gold Coast International Airport & Tweed City Shopping Centre.

**Features:**

- Studio with exclusive car space
- Freshly painted
- Updated kitchen bench with electric cooktop and new exhaust
- New light fixtures with dim light function and new fan
- New built in wardrobe
- Timber-look flooring
- Bathroom includes spa bath with dual shower head overtop
- Crim Safe style security screens throughout
- Communal laundry onsite
- Resort style facilities includes oversized in ground pool

Rates: \$2,859 approx. per annum.

Body Corporate: \$72 approx. per week.

Rental Appraisal: \$490 per week

**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.



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## More About this Property

<b>Property ID</b>	KFPHEZ
<b>Property Type</b>	Unit
<b>Land Area</b>	20401 m2
<b>Including</b>	Pool Balcony Built-in-Robes

### Kristy Thatcher 0434 398 954

Sales & Marketing Specialist | [kristy@ljhookerct.com.au](mailto:kristy@ljhookerct.com.au)

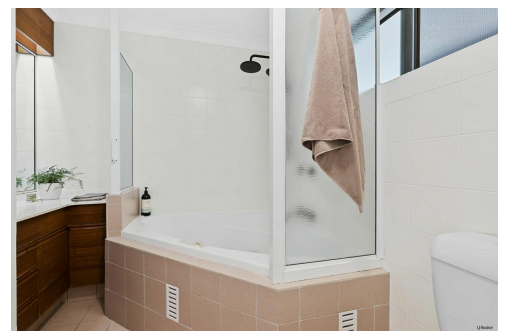
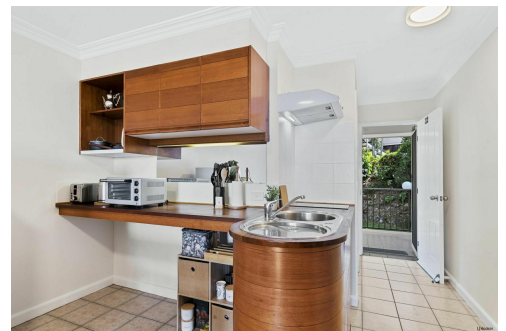
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