

47/61 Marana Street, Bilambil Heights

Peaceful Living in Bilambil Heights —Renovated & Ready To Move In - Schedule Your Private Viewing Today!

Inspection by Appointment

Nestled within a quiet and tranquil setting in Bilambil Heights, this beautifully presented studio unit offers an appealing combination of modern comfort, peaceful surroundings and convenient coastal living. The unit features a newly renovated kitchen and bathroom, along with its own washing machine, providing added convenience. The property is also easily accessible with no stairs, making it practical for a range of buyers and occupants.

The private balcony captures a beautiful leafy outlook with glimpses of Mount Warning - the perfect place to enjoy your morning coffee or unwind at the end of the day.

Surrounded by nature, the complex offers a peaceful atmosphere where local wildlife, including wallabies, can often be spotted around sunrise and sunset. Residents also enjoy access to facilities including an in-ground lagoon-style pool, spa, BBQ and recreational areas, creating a relaxed environment to enjoy all year round.

1 1 1

FOR SALE
\$430,000 - \$460,000

VIEW
By Appointment

AGENTS
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AGENCY
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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.

LJ Hooker

The location is exceptionally convenient, with Coolangatta Beach approximately 15 minutes away, while Southern Cross University and Gold Coast International and Domestic Airport are only around 12 minutes by car.

Whether you're seeking a peaceful home, a convenient coastal base or an investment opportunity, this property offers an enviable lifestyle without being far from the area's major amenities.

With only 61 units in the entire complex and very reasonable body corporate fees, this is an opportunity to secure an affordable property in a peaceful setting.

Property Features:

- Newly renovated bathroom
- Newly renovated kitchen
- conditioning
- Leafy outlook from private balcony
- Pull-down screen on balcony
- Exclusive single car space
- Furnished with the sale
- Lagoon-style pool
- BBQ and recreation facility

Finer Details:

Rates: \$3,078.15 per annum approx.

Body Corporate Fees: \$70 per week approx. (comprised of administrative fund & capital works fund contributions, water rates recovery)

Rental Appraisal: \$475 - \$525 per week

Size on contract Internal & External Balcony Combined = 43m2 (largest studio)

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

Please phone Lee-Anne Klaus 0413 435 577 or Jasmine Carr 0436 488 802 to arrange your private viewing.

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	MDUHEZ
Property Type	Unit
Land Area	43 m2
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes

Jasmine Carr 0436 488 802

Sales & Marketing Specialist | jasmine@ljhookerct.com.au

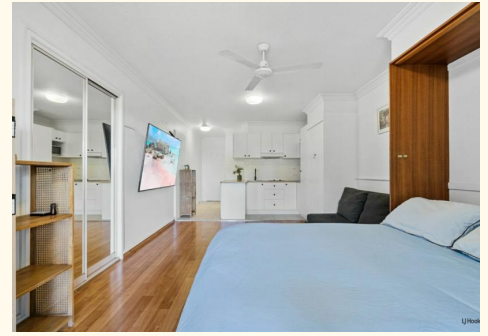
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