



## Bilinga, 292 Coolangatta Road

### The Barefoot Beach House

For salty feet fresh off the beach! Luxury low-maintenance coastal living in an immaculate setting, and it's ready for your family to enjoy this summer.

Live an active lifestyle for free! With the beach only 100 metres across the road, an early surf or morning beach walk will be the daily routine.

Kids can ride to school along the beachfront footpath. All of this and more is right on your doorstep in the quaint beachside suburb of Bilinga.

This quality build was architecturally designed by Stuart Osman and constructed in 2021 by an award-winning local Master Builder. The layout is perfect for a family, or empty nesters seeking plenty of space over one level. The abundance of parking is also very handy with up to 6 vehicles fitting comfortably off the street.

Add further value by converting your oversized garage to a separate guest house. Fully

4 2 4

#### For Sale

Expressions Of Interest Closing Sun 14th Sept

#### View

Sat 6th Sep @ 10:00AM - 10:30AM

#### Contact

##### Jo Lynch

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##### Jo Elwin

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# LJ Hooker

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

**LJ Hooker Southern Gold Coast**  
(07) 5534 4033

lined, insulated, and with plumbing in place, converting this space to its own dwelling would bring the potential for dual living or a rental income (STCA).

Inside offers relaxed open plan living. The luxurious coastal aesthetic is carried throughout the home with quality stone, plantation shutters and stunning 3 metre high ceilings.

Entertaining is easy, with your beautiful kitchen at the heart of the home complete with a stone island bench, SMEG appliances, designer cabinetry, and butler's pantry.

Internal living extends to the covered outdoor patio. With its own kitchenette and BBQ area, warm Queensland nights will be spent out here in your alfresco living!

The master bedroom includes a large walk-in robe, and ensuite with double vanity.

Bedrooms 2 and 3 also have their own walk-in robes and wall mounted TV's. All 4 bedrooms feel even more spacious under 2.7 metre high ceilings.

Ducted air-conditioning throughout ensures year-round comfort.

Many Bilinga homes are original with buyers snapping them up to rebuild or renovate. Here the work is done for you. Unpack and enjoy the summer in Bilinga's ultimate beach house.

The details:

- Architecturally designed coastal home constructed in 2021, still under builders warranty
- House is acoustically compliant
- North / east aspect
- 3 metre ceiling height in kitchen, living & dining
- Kitchen with 50mm stone benchtops and waterfall island bench, pendant lighting over head
- 900mm electric oven & rangehood with gas cooktop
- SMEG appliances including dishwasher, plumbing in place for fridge
- Generous butlers pantry
- Separate laundry with external access
- All benchtops throughout are stone (including bathrooms & laundry)
- Ducted air-conditioning throughout and zoned
- Master bedroom with generous walk-in robe, ensuite with double vanity and wall mounted TV.
- Bedrooms 2 & 3 with walk-in robes and wall mounted TV's
- Bedroom 4 / study with built in wardrobe
- All bedrooms with ceiling height of 2.7 metres
- Main bathroom with bathtub
- Separate powder room
- Plantation shutters in all bedrooms

External:

- Covered alfresco patio with kitchenette and external louvred shutters
- Secure double carport at front of property with automatic entry
- 6.9 x 6.8 secure garage at rear of property, fully lined and insulated. Power, sewer and water connected with the option of converting this to a guest studio.
- Aluminum driveway gate (connected to power) for additional security
- Additional driveway parking - very valuable with on-street parking limits.
- Solar electricity

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#### School Catchments:

- Palm Beach Currumbin High School
- Coolangatta State Primary School

Buses to private schools close by including Lindisfarne, St Andrews and more.

#### Convenient to:

- Bilinga Beach - 100 metres
- Gold Coast International Airport - 1.5km
- The Strand Coolangatta for shopping - 4km
- Tugun Village - 2km
- John Flynn Private Hospital - 2.5km
- Tugun Satellite Health Centre - 2km

To arrange your viewing, please contact Jo & Jo from LJ Hooker Southern Gold Coast.

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

#### Disclaimer:

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## More About this Property

Property ID	1V7ZF47
Property Type	House
Land Area	556 m2

#### Jo Lynch 0424 420 884

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#### Jo Elwin 0409 429 785

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292 Coolangatta Rd  
Bilinga

BED	4
BATH	2
CAR	4
INTERNAL	188sqm
EXTERNAL	36sqm
GARAGE	47sqm
CARPORT	45sqm
TOTAL	316sqm



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