



12/2 Graham Street, Bilinga

## Elevated Coastal Luxury in Beachfront Block - Designer Top Floor Residence with Ocean View

Positioned within a beachfront building, this impeccably renovated top-floor residence delivers an exceptional standard of coastal luxury, where architectural detailing, bespoke finishes and ocean breezes combine effortlessly.

Completely reimaged by the current owner, the home exudes quiet confidence and timeless sophistication, offering a rare opportunity to secure a refined seaside retreat moments from the sand.

The designer kitchen is a statement in both form and function, featuring bespoke panelled cabinetry, stone benchtops, handmade-look tiled splashback, integrated appliances and a custom blackbutt hardwood dining extension - ideal for entertaining or everyday indulgence.

Outdoor living is elevated across two balconies, with an oversized Juliet balcony capturing palm-framed ocean views and a rear balcony

3  2  2 

**FOR SALE**  
Offers Over \$1,795,000

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

offering a private alfresco retreat cooled by cross-flow sea breezes.

Holiday-let investors will appreciate the on-site management and access to the resort-style swimming pool, while owner-occupiers will relish the effortless lock-and-leave lifestyle.

Premium Features Include:

- Three generous bedrooms, two luxury bathrooms
- Top floor position in a secure, tightly held complex
- Elevated ocean views from both balconies
- Oversized Juliet balcony with palm-lined coastal outlook
- Rear balcony ideal for alfresco dining, entertaining & cross sea breezes
- Bespoke designer kitchen with integrated appliances & stone benchtops
- Custom blackbutt timber bar-style dining extension
- Premium hybrid blackbutt flooring
- Panelled softwood ceilings, feature walls & bespoke cabinetry throughout
- Master retreat with balcony access, built-in robes & luxe ensuite
- Terrazzo finger feature tiles & LED mirrors in both bathrooms
- Main bathroom with concealed integrated laundry & extensive storage
- New LED lighting throughout with dimmers
- 10kW Daikin zoned ducted air conditioning with keypad & remote/app access
- Automated entry door with keypad, video intercom & remote access capability
- Additional custom hallway storage
- Secure basement parking with private storage or option for two tandem vehicles
- Intercom entry, resort-style pool & on-site manager

Where to From Here?

- Bilinga Beach on your doorstep
- Walk 5mins to North Kirra Surf Club
- Golden Days Cafe 5mins walk
- Native State Spa and Gym 10minutes walk
- Enjoy casual and fine dining, cafe culture in both neighbouring Tugun Village and Kirra
- Pack your bags and walk across to the departure lounge of GC Airport
- Enjoy the best location for Air Traffic Acoustics from Currumbin to Banora Point (Planes have landed and are taxing)
- John Flynn Hospital 5mins drive
- Southern Cross University 5 mins drive

Opportunities of this calibre and quality renovation are seldom seen in Bilinga - immediate inspection is strongly recommended.

Outgoings:

Body Corporate: \$116.73 per week approximately  
Council rates: \$1,408.55 per 6 months approximately  
Water: \$359.75 per 3 months approximately

Want to know more?

Contact us to receive the property book with outgoing, floorplan and recent sales within the surrounding area to give you some guide of value.

Register your interest to know about upcoming opportunities to inspect.

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**Disclaimer:**

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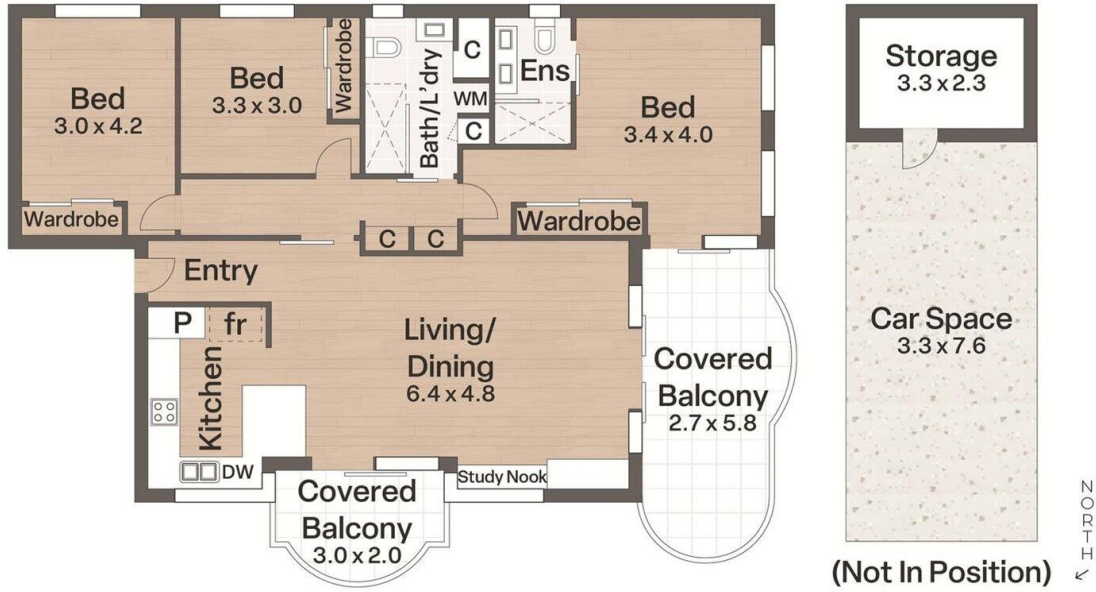
**MORE DETAILS**

Property ID	1W2XF47
Property Type	Unit
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Pool
	Balcony
	Dishwasher
	Built-in-Robes

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12/2 Graham Street BILINGA

MAIN RESIDENCE

-  3 Bed Internal 102m<sup>2</sup>
-  2 Bath Balcony 28m<sup>2</sup>
-  2 Car Car Space 25m<sup>2</sup>

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