

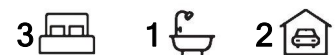
## Coolangatta, 19 Binya Avenue

SOLD BY JO ELWIN

Houses in Kirra do not come along often and this is your chance to secure your beautiful beach house in the Southern Gold Coast's most vibrant pocket. 19 Binya Ave is a cool beach pad, with a north-facing backyard and beautiful swimming pool. Enjoy plenty of natural light and sea breezes throughout this neat, low-set home.

Offering open plan living with original timber floors and 3 spacious bedrooms. The kitchen comes with connectivity to your covered outdoor entertaining zone through French doors. Chill by the pool surrounded by palm trees and at night turn on the pool and garden lights to create a resort-like feel.

The location is as good as it gets. Just a 700-metre flat stroll to Kirra's hot spots including Kirra Beach Hotel, Kirra Beach House, Siblings, Hanks, Billy Chow and more! This property offers an idyllic lifestyle for the entire family.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1U0RF47](http://ljhooker.com.au/1U0RF47)

**Contact**  
**Jo Elwin**  
0409 429 785  
[jo@ljhookerpb.com.au](mailto:jo@ljhookerpb.com.au)

# LJ Hooker

**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.

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

Cooly kids are made here, and your grommets will love having the world's best surf breaks in their backyard. This is a neighbourhood of active families who park their cars away for the weekend and jump on bikes or skateboards to get around!

A 6x4 metre garden shed on concrete slab could easily be adapted into a pool house. This property is fully fenced with manicured lawns and low-maintenance gardens. The double carport will accommodate 2 vehicles behind its automatic garage door.

Positioned on a level 539m<sup>2</sup> block, with a 15-metre frontage, and within medium density zoning. Landbank now and redevelop later OR create your own dream home in an epic locale.

- Wide 15-metre frontage
- Live in now, or landbank and redevelop later
- 9-metre building height to 3 stories (STCA)
- Open plan living
- 3 bedrooms all with wardrobes
- Kitchen with electric oven and cook-top, dishwasher
- Plumbing in place for a fridge with water & ice dispenser
- Bathroom featuring an extra-large bathtub
- Polished timber floorboards throughout
- Established low-maintenance gardens and lawn
- Fully fenced property with lockable pedestrian entry gate
- 50,000 litre in-ground saltwater swimming pool with coloured lighting
- Outdoor undercover entertaining area overlooking pool and grounds.
- Undercover carport accommodating 2 cars with automatic garage door.
- Outdoor aluminium garden shed on concrete slab - 6 x 4 meters
- 5 kilowatt solar
- 12 vault lighting to accentuate gardens at night

19 Binya Avenue is conveniently located close to:

- Gold Coast International Airport
- Southern Gold Coast surf breaks including Kirra, Coolangatta, Greenmount, Rainbow Bay and Snapper Rocks
- Within walking distance to restaurants, cafes, and shops
- Supermarkets, cinema and shopping in Coolangatta / Tweed
- Public transport
- Coolangatta State Primary School
- M1

School Catchment:

- Coolangatta State Primary
- Palm Beach Currumbin High School (PBC)

To arrange your viewing, please contact Jo Elwin from LJ Hooker Southern Gold Coast on 0409 429 785.

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

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## More About this Property

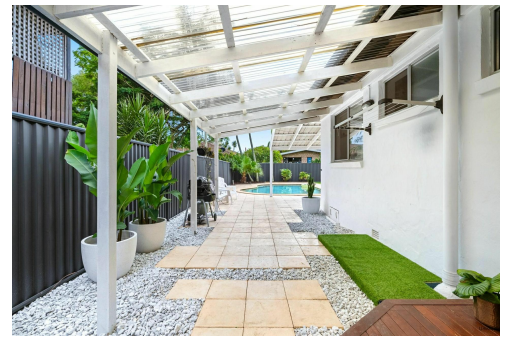
<b>Property ID</b>	1U0RF47
<b>Property Type</b>	House
<b>Land Area</b>	539 m2

### Jo Elwin 0409 429 785

Sales & Marketing Specialist | [jo@ljhookerpb.com.au](mailto:jo@ljhookerpb.com.au)

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

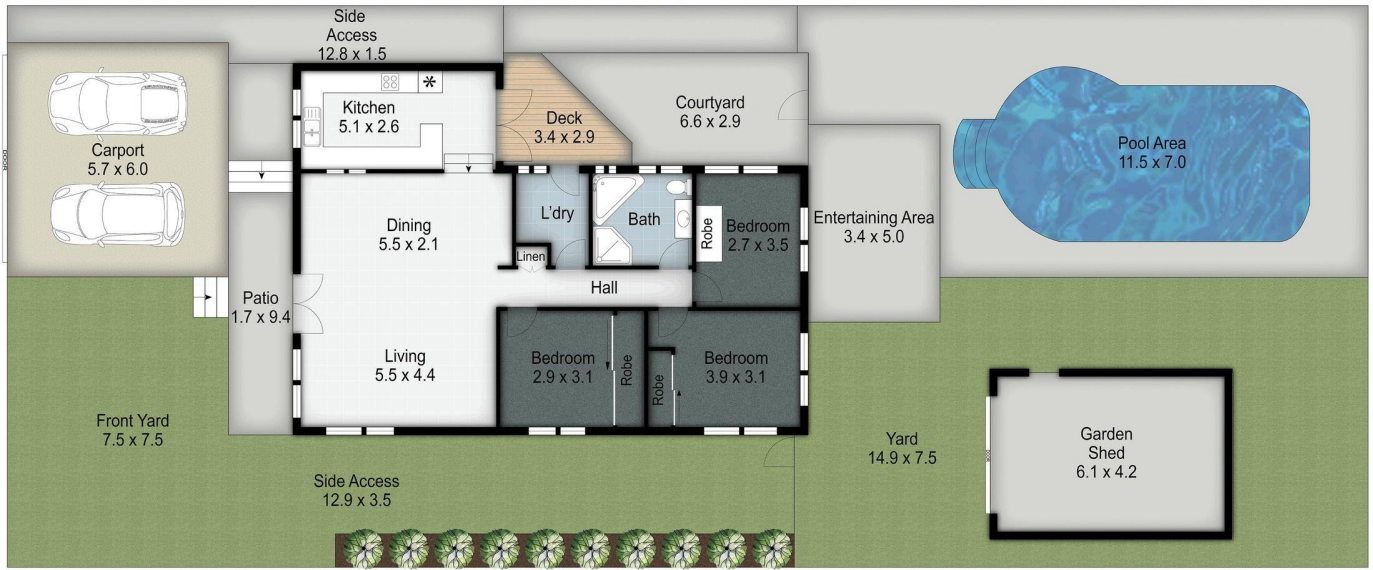
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19 Binya Avenue

Internal: 105 m<sup>2</sup> | External: 59 m<sup>2</sup> | Apprx Total: 164 m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

Jo Lynch  
0424 420 884



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