



33 Binya Avenue, Coolangatta

Life's A Beach In Kirra.

Your Kirra Beach lifestyle awaits! This is prime real estate, on one of Kirra's most tightly held streets, and only a flat 800 metres to the Kirra beachfront, shops, restaurants, cafes, and bars.

This home offers 4 bedrooms, 2 bathrooms and spacious open plan living. The huge North-facing back yard, comes with established gardens and plenty of space for a swimming pool (STCA).

The air-conditioned living space features original timber floorboards, casement windows and plenty of natural light. Your kitchen includes an island bench, electric oven & gas cooktop and flows through the dining space to your covered entertaining deck.

Positioned on a level 683m2 block, and within medium density zoning. Landbank now and redevelop later OR create your own dream home in an epic location.

Further details:

- Zoned RD3 Medium Density
- 683m2 flat block
- 4 bedrooms all with built in wardrobes and ceiling fans
- 2 bathrooms (one with laundry combined)
- Tandem carport, will fit 3 vehicles

4 🏠 2 🚿 3 🚗

FOR SALE

Offers Over \$1,750,000

AGENTS

Jo Lynch
0424 420 884
jolynech@ljhookersgc.com.au

Jo Elwin
0409 429 785
jo@ljhookerpb.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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**

- Living / dining with ceiling fan & original timber floorboards
- Kitchen with electric oven & gas cooktop, dishwasher, island bench
- Split-system air conditioning in living room
- Undercover outdoor patios at front & rear of property
- Fully fenced yard
- Large shed with its own covered patio area.

Council rates approx. \$4006 per annum
 Water rates approx. \$450 per quarter
 Rental appraisal approx. \$1,000 - \$1,100 per week

33 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 inspection, please contact Jo & Jo from LJ Hooker Coolangatta Tweed.

Jo Lynch - 0424 420 884
 Jo Elwin - 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 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	1VBRF47
Property Type	House
Land Area	683 m2

Jo Lynch 0424 420 884

Sales & Marketing Specialist | jolynch@ljhookersgc.com.au

Jo Elwin 0409 429 785

Sales & Marketing Specialist | jo@ljhookerpb.com.au

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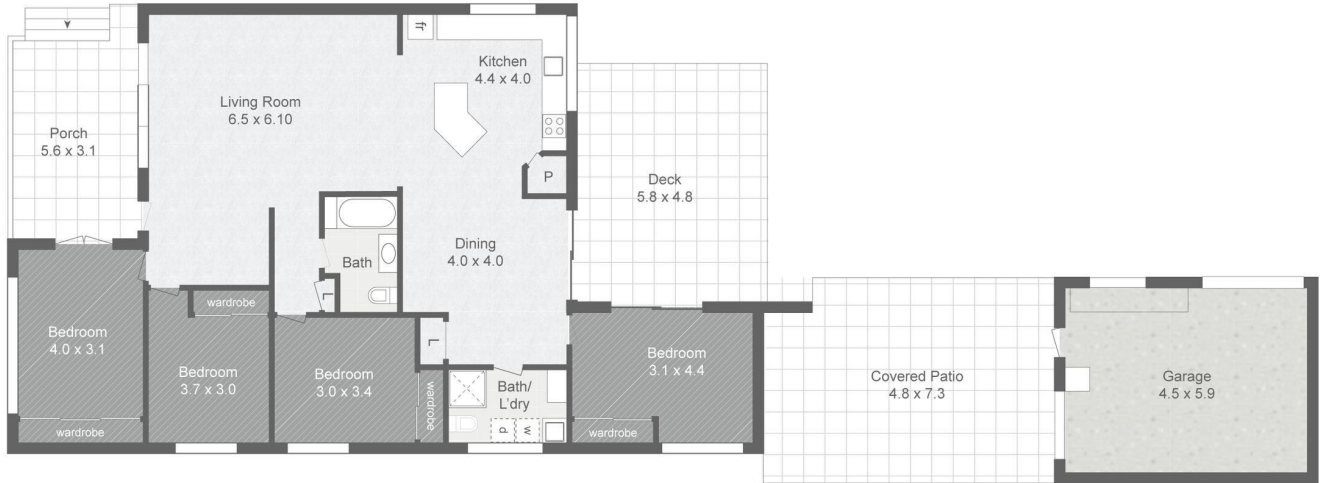
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



33 Binya Ave
Kirra

BED	4
BATH	2
CAR	2
INTERNAL	162sqm
EXTERNAL	79sqm
GARAGE	26sqm
TOTAL	267sqm



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