







45 Binya Avenue, Coolangatta

Kirra's Barefoot Beach House

Houses in Kirra do not come along often and this is your chance to secure a beautiful coastal abode in the Southern Gold Coast's most vibrant pocket. 45 Binya Ave is a luxury beach house, with a north-facing entertaining deck and beautiful swimming pool.

With 5 bedrooms, 3 bathrooms, a double carport and multiple living spaces - it's perfect for the family!

Located just 800 meters from the Kirra beachfront, you will love the flat walk to the beach and Kirra hotspots such as Kirra Beach House, Siblings and Native State Wellness Centre.

Your modern kitchen includes a butler's pantry, integrated appliances and an island bench at the centre of the space. This kitchen connects seamlessly to your open plan living and outdoor areas.

The north facing rear deck is made for entertaining with built-in seating, landscaped gardens and a sparkling swimming pool. A feature wall to ceiling window adjoins the pool area and provides a beautiful blue outlook from the kitchen.

5 bedrooms are spacious with ceiling fans and built in wardrobes. The master retreat offers a generous walk-in robe, and ensuite with dual

5 3 2

FOR SALE
Offers from $2,450,000

VIEW
Sat 14th Nov @ 11:00AM - 11:30AM

AGENTS

Jo Lynch
0424 420 884
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AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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vanity and dual shower heads.
There is also an office, formal cinema / lounge room and separate laundry.

With high ceilings throughout, ducted air conditioning, and feature windows that allow plenty of natural light to spill through! Unpack and enjoy the summer in Kirra's ultimate beach house.

The details:

- Open plan living / kitchen / dining
- Island bench with integrated sink
- Liebherr integrated double fridge & freezer
- Smeg dishwasher
- Smeg oven, electric cooktop & range hood
- Butlers' pantry with 2nd sink, Smeg dishwasher and plenty of storage
- Formal lounge / cinema room
- Ducted aircon and ceiling fans throughout
- High ceilings throughout
- All bedrooms with electric blinds and sheer curtains
- Master bedroom, spacious with ensuite and walk in robe
- Master ensuite with dual vanity, dual shower heads and rainwater shower head
- Bedrooms 2, 3, 4 and 5 with built in wardrobes, ceiling fans and window furnishings
- Bathroom with bathtub, rainwater shower head, dual vanity and separate toilet
- Office / Multi-purpose room with storage and private entry via laundry
- Laundry with external access, storage and internal drying rack

External
- Outdoor shower
- Landscaped gardens
- Timber decking at front entry and rear
- In-ground swimming pool
- North facing rear deck with feature built-in seating.
- Double carport with internal access, additional storage for bikes & boards

Council rates approx. $3,282 per annum
Rental appraisal $1,750 - $1,850 per week

45 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 LJ Hooker's Jo Lynch on 0424 420 884.

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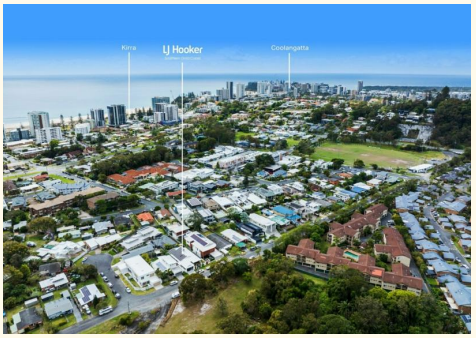
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MORE DETAILS

Property ID	1X98F47
Property Type	House
Land Area	516 m2

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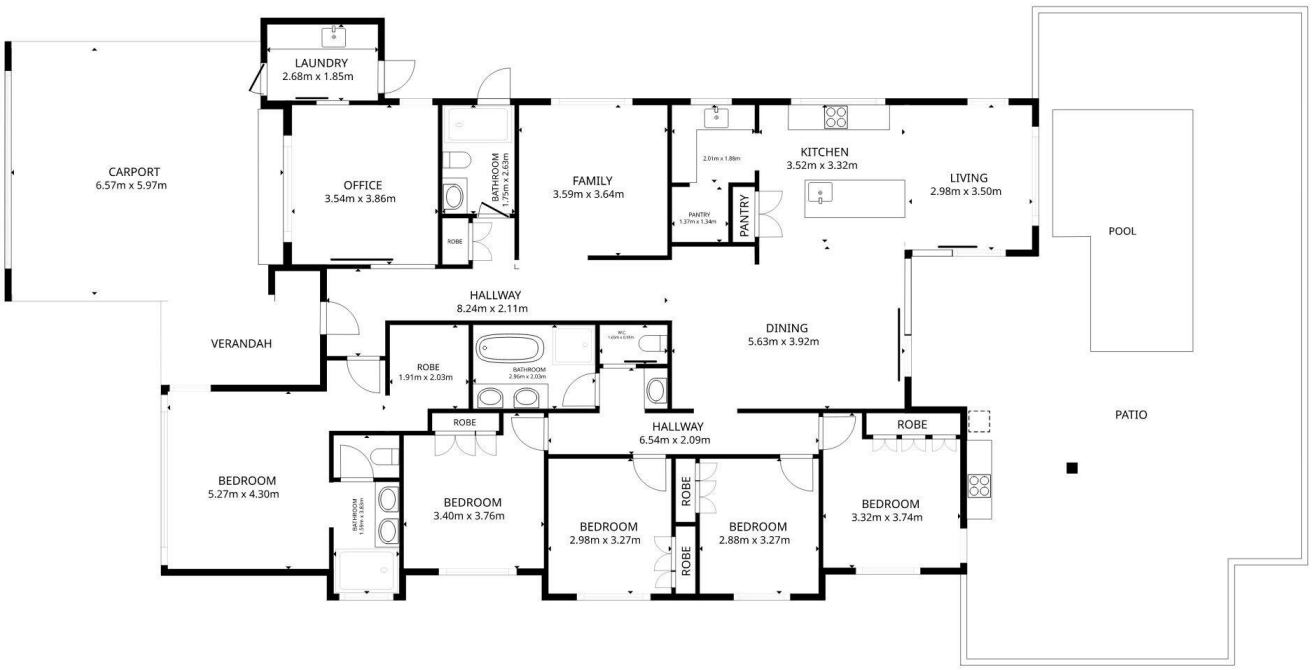








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FLOOR PLAN

PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE I
MAKE AND RELY ON THEIR OWN ENQUIRIES.
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Matterport
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