







1/34 Coolangatta Road, Coolangatta

# Imagine Your First Home: Just a Walk from Kirra Beach

Your first home. Your own front door. The beach just 350 metres away.

- To inspect please contact Agents for a private viewing

Imagine waking up and grabbing your coffee, strolling down to the golden sands of iconic Kirra Beach. This could be your reality of your first home in one of the Gold Coast's most loved coastal locations, close to everything, and with the lifestyle you've always wanted right outside your door.

Positioned on the ground floor of the boutique Kirrarama complex, this two-bedroom apartment offers an exciting opportunity for first home buyers looking to secure their own slice of beachside Kirra. While this apartment is an exciting lifestyle purchase, there's also plenty to get excited about for the future: Set on a substantial 974m² corner block with only 8 residences, the boutique nature of the complex provides a point of difference that is increasingly hard to find in such a tightly held beachside location.

And the best part? You're not the only one starting out. With a community of just eight residences, the complex has a wonderfully

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**FOR SALE**
Contact Agent

**VIEW**
Sat 31st Oct @ 9:00AM - 9:15AM

**AGENTS**

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**AGENCY**

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intimate feel, with neighbouring owners also embracing the exciting journey of getting into their first home. It's the kind of setting where you can feel part of a community, rather than just another apartment number.

Inside, the open-plan living and dining area creates a welcoming space to relax, entertain or simply unwind after a day at the beach, while the tidy, functional kitchen keeps things practical. Enjoy great north facing natural light and having greenspace surrounding the front and side of the unit.

Then there's the lifestyle: Kirra Beach is approximately 350 metres away.

Leave the car at home and make the most of everything this incredible coastal pocket has to offer. Enjoy a morning swim, walk the beach, grab a coffee, meet friends for dinner or cruise into Coolangatta on foot or by e-bike.

Cafés, surf clubs, restaurants, local shops and public transport are all within easy reach, while the airport, The Strand, Southern Cross University and essential amenities are conveniently close by.

Why First Home Buyers or Investors Will Love It
- Just 350m from iconic Kirra Beach
- Ground-floor position for easy everyday living
- Spacious two-bedroom layout
- Light-filled open-plan living and dining
- Tidy, functional kitchen
- Generously sized bedrooms
- Secure single garage
" Boutique complex of only 8 residences
" Substantial 974m² corner allotment.
- Live in and Land Bank Opportunity
- Like-minded first home buyers within the complex
" Walk or e-bike to Coolangatta
" Close to cafés, restaurants, surf clubs and local shops
- Convenient access to the airport and Southern Cross University

Building: Kirrarama
Land size: 974m²
Number of lots: 8

Outgoings
Council Rates: Approximately $1,395.84 per 6 months
Water Rates: TBA per quarter
Body Corporate: Approximately $63.95 per week
Your first home doesn't have to mean compromising on lifestyle.

If you've been waiting for your opportunity to buy into the Kirra lifestyle, this could be the one you've been imagining.

Whether you're chasing an enviable beachside lifestyle, a lock-and-leave coastal retreat, or a smart investment with future upside, this Kirra address delivers on every level.

Want to know more? Let's chat

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Disclaimer: Some photos have been digitally styled using AI.

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## MORE DETAILS

| | |
|---|---|
| Property ID | MBHHEZ |
| Property Type | Unit |
| Including | Toilets (1) |

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