



13/22 Marine Parade, Coolangatta

## SOLD BY ERIN KING & RACHAEL SHERRIFF

Here is your chance to secure a beachfront unit in 'Kirra Gardens' that delivers an unrivalled coastal lifestyle. With the beach directly across the road, the iconic surf break just steps away, and your high vantage point offering sweeping ocean, beach, and skyline views right through to Surfers Paradise - it doesn't get more Kirra than this.

Elevated on a high floor, this rarely available one-bedroom apartment offers unrivalled beach lifestyle in an iconic building.




Units with this high floor vantage, in this location, with near direct beach access don't come up often. When they do, they're snapped up fast.

If you're after a coastal lifestyle where every day is anchored in relaxed coastal charm - sunrises, surf, cafes, an array of eateries and constant fresh sea air - this could be your perfect retreat.

### Key Features:

- Enjoy ocean & skyline panorama views from the living, kitchen and balcony
- Open plan living & dining layout built to maximise the view and

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.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Coolangatta | Tweed  
(07) 5536 5577

 **LJ Hooker**

- natural light
- Separate bedroom with built-in robe creating a private retreat
- Full-sized bathroom
- Tiled flooring in kitchen, bathroom and laundry; living
- Separate internal laundry
- " Garage in a secure complex
- " Every day feels like a holiday: morning walks by the surf, cafés, coastal vibes, sea breezes, and panoramic light changing with the hours.

#### Building & Lifestyle Highlights:

- Kirra Gardens has lift access, secured carparking, and a communal rooftop area.
- World-class Kirra Beach right across the road; surf, sand and sea at your doorstep
- Kirra Hotel & Beachouse, just one minute's walk for relaxed or refined dinners, drinks with ocean views, and effortless social moments
- Siblings restaurant directly opposite - perfect for a weekend brunch or cocktails at sunset
- Minutes to Coolangatta, local shopping and dining precincts
- Close to public transport
- Schools and tertiary institutions nearby
- 3 min to Gold Coast Highway, 4 min to Gold Coast International Airport
- 9 min to John Flynn Private Hospital
- 30 min drive to Surfers Paradise, 40 min to Byron Bay

#### Building information:

- Building name: Kirra Gardens
- Number of lots/units: 30 lots
- Age of building: Built-in 1965
- Land size of building: 1,624m<sup>2</sup> approx

#### Outgoings:

- Body corporate: \$138.56 per week approximately
- Council rates: \$1,670.14 per 6 months approximately
- Water rates: \$318.26 per 3 months approximately

Want to know more?

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

Please contact us to arrange your viewing.

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#### 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	MAOHEZ
Property Type	Unit
Including	Toilets (1)
	Balcony
	Built-in-Robes

### Erin King 0439 060 535

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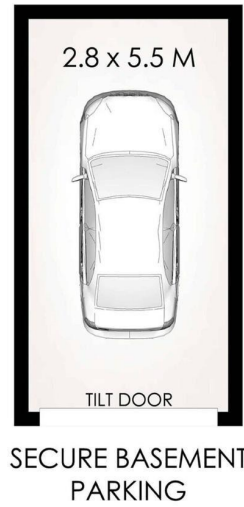
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INTERNAL : 60 SQ.M.    EXTERNAL : 7 SQ.M.    PARKING : 15 SQ.M.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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