







13/22 Marine Parade, Coolangatta

Kirra Is On The Move —Secure Your Beachfront Position Before The Next Wave!

- Please Note: Please allow time to park as the Kirra Point carparking in front of property can be very busy at this time. Parking can be found at the Kirra Beach Hotel basement parking and then walk through to property.

An incredible beachfront opportunity in one of the Gold Coast's most iconic coastal locations.

With the recent unveiling of Kirra Lane and exciting plans for the broader Kirra Point precinct, there has never been more to look forward to in this tightly held beachside community.

Positioned directly opposite world-famous Kirra Beach, this elevated one-bedroom apartment in 'Kirra Gardens' offers an exciting opportunity to secure your own slice of beachfront living, with sweeping ocean, beach and skyline views stretching all the way to Surfers Paradise.

Whether you're looking to step into the beachfront market, an

1 1 1

FOR SALE
$1,100,000

VIEW
Sat 21st Nov @ 12:30PM - 1:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.

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investment, a coastal weekender or a lifestyle change, this is an opportunity worth your attention.

High-floor apartments in this position, with near-direct beach access and secure garaged car parking, are rarely available.

Imagine lazy mornings on your balcony, coffee in hand, soaking up the sunshine and watching the world go by. Even the everyday tasks become a pleasure, with incredible beach and ocean views making light work of the dishes and daily routines!

From the ever-changing surf and beachside buzz of Siblings and Kirra Beach to the sweeping coastal panorama stretching all the way to Surfers Paradise, there's always something to take in. Watch the surfers catch a wave, enjoy the energy of the beachfront and unwind as the coastline comes alive around you.

This is the kind of outlook and lifestyle that makes you fall in love with Kirra —and never want to leave.

Property features:
- Elevated high-floor position capturing sweeping ocean, beach and skyline views through to Surfers Paradise
- Spectacular outlooks from the living area, kitchen and balcony
- Light-filled open-plan living and dining designed to maximise the views
- Separate bedroom with built-in wardrobe
- Full-sized bathroom
- Wall-mounted TV
- Tiled flooring throughout the kitchen, bathroom, laundry and living areas
- Separate internal laundry
- Secure garage within the complex with remote and sensor lighting.
- Rare opportunity to secure a beachfront position in the heart of the prestigious Kirra Point enclave

Building and Lifestyle:
" Iconic 'Kirra Gardens' —established complex of just 30 lots
- Closest lift-access building to the shores of Kirra Point
- Well-run building with great community feel
- Lift access and secure car parking
- Communal rooftop area
- World-famous Kirra Beach directly across the road
- Iconic Kirra surf break just moments away
- Kirra Hotel and Beach House approximately a one-minute walk
- Siblings Restaurant directly opposite
- Minutes to Coolangatta's shopping, dining and entertainment precinct
- Close to public transport, schools and tertiary institutions
- Approximately 3 minutes to the Gold Coast Highway
- Approximately 4 minutes to Gold Coast International Airport
- Approximately 9 minutes to John Flynn Private Hospital
- Approximately 30 minutes to Surfers Paradise
- Approximately 40 minutes to Byron Bay

Building Information:
- Building name: Kirra Gardens
- Total lots: 30
" Year built: 1965
" Total land area: Approximately 1,624m²

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

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Don't miss your opportunity to buy into Kirra!

- bedroom apartments in this incredible beachfront position are tightly held, and opportunities to secure an elevated apartment with ocean views, secure parking and the beach at your doorstep seldom come along.

With Kirra continuing to evolve and exciting new lifestyle amenities proposed for the precinct, this is your chance to secure a foothold in one of the Gold Coast's most desirable coastal destinations.

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:
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MORE DETAILS

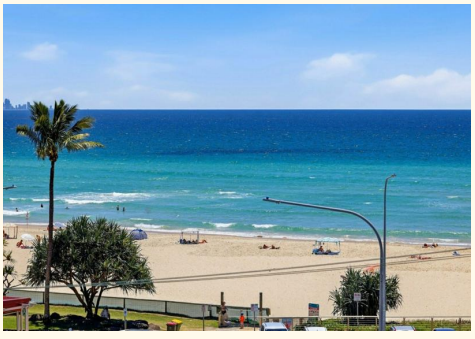
Property ID	MF5HEZ
Property Type	Unit
Including	Toilets (1) Balcony Built-in-Robes











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SECURE BASEMENT
PARKING

13/22 Marine Parade, Coolangatta

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

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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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