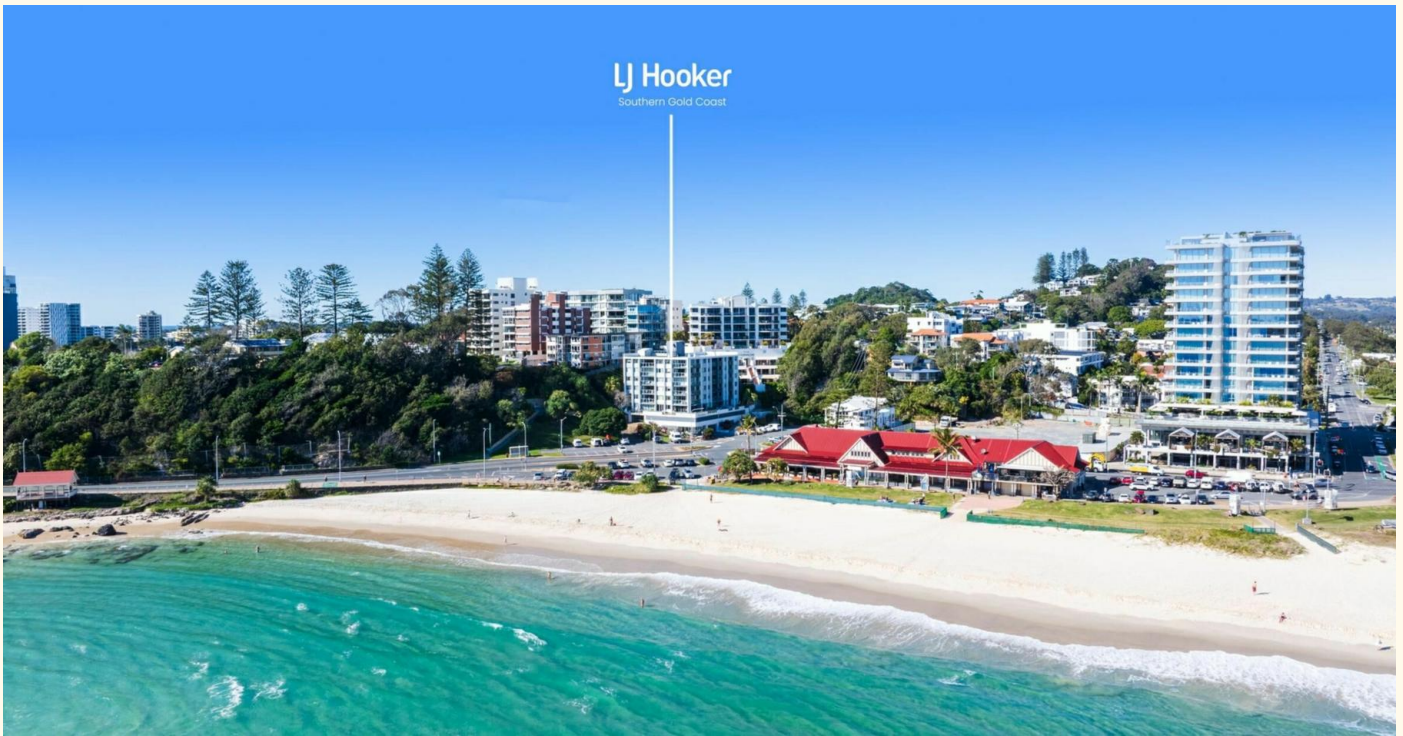


17/22 Marine Parade, Coolangatta

High-floor, Corner, Beachfront 2-bedroom apartment in 'Kirra Gardens'

Apartment 17/22 Marine Parade delivers an exceptional opportunity to secure a high-floor, beachfront investment in the tightly held Kirra Gardens - fully furnished and ready to generate immediate holiday rental returns. The apartment has successfully operated for many years as a Holiday Rental and has a strong schedule of forward bookings available, should the purchaser wish to continue with them.

The fully renovated apartment is beautifully presented and perfectly located directly opposite the world - famous Kirra Point surf break.

Positioned on the sixth floor, this premium corner apartment captures sweeping panoramic ocean, beach and skyline views stretching north to Surfers Paradise. Floor-to-ceiling glass doors and cool tiled flooring throughout maximise the natural light, sea breezes and breathtaking coastal outlooks from almost every room.

Previously renovated and styled with relaxed beachy boho décor, the apartment is being offered fully self-contained, making it ideal for immediate holiday letting or effortless personal use. The spacious air-

2 2 2

FOR SALE
\$2,195,000

VIEW
By Appointment

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conditioned living and dining area flows seamlessly onto the expansive wraparound balcony - the ultimate vantage point to watch surfers at Kirra Point, migrating whales, passing yachts and unforgettable sunsets over the coastline.

Both bedrooms enjoy stunning ocean views and king-sized accommodation. The master suite features a walk-through wardrobe and ensuite, while the second bedroom is equally generous and serviced by a large main bathroom. Ceiling fans are installed throughout, and private internal laundry facilities add further convenience for guests and owners alike.

Kirra Gardens occupies one of the Southern Gold Coast's most tightly held beachfront positions. Built on a prized parcel of land selected to benchmark absolute beachfront apartment living, the building offers uninterrupted, never-to-be-built-out views across Kirra Beach and Kirra Point - a genuinely blue-chip coastal address.

For investors, the appeal is immediate and compelling with a good list of forward bookings: a proven holiday rental configuration, walk-to-everything location, and lifestyle destination consistently in demand year-round. Guests can leave the car behind and stroll to Kirra's vibrant cafés, restaurants, surf clubs and beachfront dining, including Siblings, Kirra Beach House and the Kirra Hotel precinct, all moments away.

For owner occupiers, there is an option for the forward bookings to be transferred to another unit within the building, so you can start to enjoy this desirable lifestyle immediately.

Adding to the rarity is the oversized double lock-up garage within the secure basement carpark - an exceptionally scarce feature in this beachfront location.

Building Features:

- Secure beachfront complex with lift access
- Communal rooftop area with spectacular coastal outlooks
- Secure basement parking
- Directly opposite Kirra Beach and iconic surf break
- Short walk to Coolangatta shopping, dining and entertainment precincts
- Public transport at your doorstep
- 4 minutes to Gold Coast International Airport
- 9 minutes to John Flynn Private Hospital
- Approximately 30 minutes to Surfers Paradise
- Approximately 40 minutes to Byron Bay

Whether you are seeking a premium beachfront holiday investment with immediate income potential, a lock-and-leave coastal escape, or a long-term blue-chip asset in one of the Gold Coast's most iconic beachfront positions, Apartment 17/22 Marine Parade represents an extraordinarily rare opportunity to secure the very best of Kirra living.

Building information:

- Building name: Kirra Gardens
- Number of lots/units: 30 lots
- Age of building: Built-in 1965
- Land size of building: 1,624m² approx

Outgoings:

- Body Corporate: \$184.75 per week approximately
- Council rates: \$1,342.30 per 6 months approximately (owner occupier amount)
- Water rates: \$309.76 per 3 months approximately

Want to know more?

Contact us to receive recent sales in the surrounding area to give you some guide of value.

Please contact us for more information and to arrange your viewing.

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Disclaimer:

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MORE DETAILS

Property ID	M9NHEZ
Property Type	Unit
House Size	151 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Remote Garage

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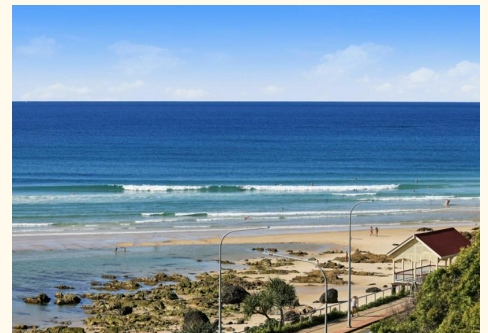
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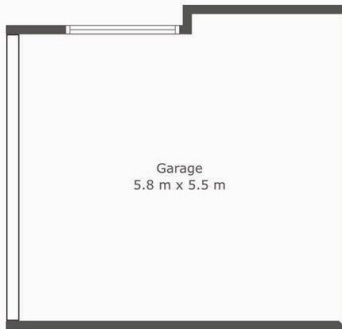


17/22 Marine Parade, Coolangatta

BED 2
BATH 2
CAR 2

INTERNAL 104 m²
EXTERNAL 15 m²
GARAGE 32 m²

TOTAL 151 m²



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