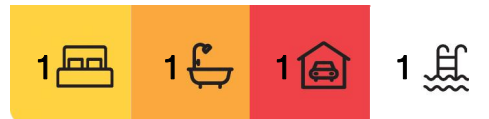




Coolangatta, 2/121-127 Musgrave Street

SOLD BY ERIN KING & RACHAEL SHERRIFF



This property was sold by Erin King & Rachael Sherriff within 1 week on the market for a record price.

Thinking of selling? Let's chat

If you are considering selling, please reach out to us so we discuss our sales method that allows sellers to achieve premium prices.

It's more important than ever to choose your agent carefully, it can cost you a difference of 10-20%.

We have achieved numerous building records in recent months.

You can be assured that we will add value to the sale your property:



Disclaimer: 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.

For Sale
Contact Agent

View
ljhooker.com.au/K4HHEZ

Contact
Erin King
0439 060 535
erin@ljhookerct.com.au
Rachael Sherriff
0412 880 337
rachael@ljhookerct.com.au

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

We are an award-winning agency with a proven track-record selling property on the Southern Gold Coast and in Coolangatta and the surrounding area at premium prices.

We have many current qualified buyers and the largest database on the southern Gold Coast. We will immediately contact matched buyers and invite them to the first inspection or arrange for private viewings.

We work with the support of the leading real estate agency company in the country LJ Hooker.

Erin was born and raised on the Southern Gold Coast, and has over 25 years' experience within real estate property sales, extensive knowledge and experience marketing and negotiating property and importantly she understands our local marketplace.

We will devote our time, energy and expertise to finding the right buyer, and entering a competitive offer process to ensure a successful outcome.

We can assure you that we know the process required to market your property and introduce a competitive negotiating situation to achieve the best possible price.

We will manage the entire event with diligence, care, and assure you that we are totally committed to providing you with outstanding service.

If you are thinking of selling or just want to chat about the local market and perhaps to gain an idea of what price your property could achieve, please contact us for a confidential, no-obligation discussion.

We would be delighted to meet with you and provide a realistic market assessment of your property, and some affordable yet effective marketing strategies to ensure you achieve a great result.

Thinking of selling? Let's chat.

This spacious one-bedroom Mediterranean-style villa garden apartment nestled within the iconic Kirra Hill enjoys a northerly aspect and panoramic views that stretch from across to the surf to the amazing Surfers Paradise skyline, with sunsets that are irreplaceable!

Enjoy the beach and ocean views from inside this epic apartment including the modern well-equipped kitchen with soft close drawers, ample cupboards, lots of bench space plus breakfast bar opening to the combined living dining area that opens out through sliding doors to the huge terrace, the ideal place to watch the surfers enjoying the world-famous point break.

Wander down to the pristine sands of the beach, and just an easy short stroll to the new Kirra Beach House and Siblings Restaurant.

Wake up to the sight of endless glistening ocean and coastal vistas from your bedroom featuring a walk-in wardrobe leading to the 2-way entry bathroom with a large vanity and walk-in shower.



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With the sound of water within every space: from the symphony of the ocean crashing to the waterfall trickling on the outdoor terraced sky garden. This is truly a unique offering.

Other notable features include rustic terracotta tiles throughout the living area perfect for easy beachfront living, remote control block out blinds, separate internal laundry, air-conditioning unit, Crimsafe sliding doors, garden area on the side of the terrace, garden shed. Secure underground car space and storage cage.

Located within the well-maintained 'Grande Corniche' a secure building with lift, video intercom access and just 19 residents. Building facilities include an impressive open foyer leading out to the stunning outdoor swimming pool, spa and sun lounge area where you can soak up the sun and enjoy breathtaking panoramic views of mountains, Gold Coast skyline and Pacific Ocean. There are three carparks for guests to use.

You will never tire of the outstanding ocean views and beachfront lifestyle this apartment has to offer and it's an honor to be offering to market for the first time in 30 years, allowing the new owner to acquire their piece of paradise.

This private beachfront garden apartment is perfect for those seeking the idyllic coastal lifestyle.

Property highlights:

- Spacious one-bedroom unit in 'Grande Corniche' located on the Kirra beachfront
- Huge entertaining terrace north-facing with stunning Kirra beach and ocean views
- Combined living and dining area leading out to the terrace balcony
- Modern well-equipped kitchen with breakfast bar opening to living area
- 2016 renovated kitchen with soft close drawers and modern appliances
- Garden shed on terrace tucked away under stairs to store the surfboards or garden tools
- Waterfall pond and large sky garden all overlooking iconic Kirra Beach
- Rustic terracotta tiles throughout the living area perfect for easy beachfront living
- Generous storage within, air-con unit, plantation shutters, block out remote-control blinds
- Mediterranean-style beachfront living, bright and airy with fresh ocean breezes
- Separate internal laundry, secure car space, storage cage
- Security video system installed at both access points of property
- Closest unit to have access to the walkway to the beach
- Communal swimming pool, spa and sunlounge area with amazing views

Location Highlights:

- Across the road to Kirra beach, Siblings, easy walk to Kirra Beach House
- Across the road to cafe, Kirra Surf Clubs
- Short stroll to the middle of town and Coolangatta beach,
- Close proximity to public transport
- Short walk to local cafes, restaurants, Clubs & Shopping Precinct
- Short walk to the Tweed River, including Jack Evans Boat Harbour & The Anchorage
- Close proximity to a number of local Pre-Schools, Primary, High Schools & Universities
- Only 1km to the white sands of Coolangatta Beach and just steps away from Kirra Beach.
- 3 Minute drive to the Gold Coast Highway
- 4 Minute drive to the Gold Coast International Airport
- 9 Minute Drive to John Flynn Private Hospital



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- 30 Minute drive to Surfers Paradise
- 40 Minute drive to Byron Bay

Other information:

- Total size of unit including terrace: 106m2 approximately
- Age of building: Built-in 1996
- Land size of building: 692m2 approx

Want to know more?

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

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 About this Property

Property ID	K4HHEZ
Property Type	Unit
House Size	106 m ²
Including	Air Conditioning Toilets (1) Pool Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

Erin King 0439 060 535

Sales & Marketing Specialist | erin@ljhookerct.com.au

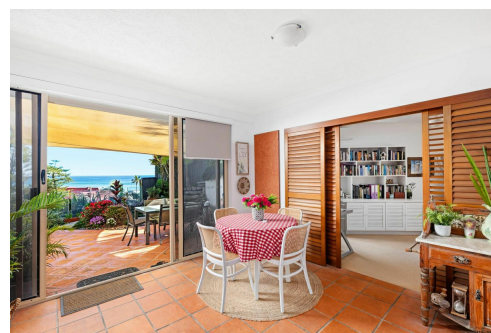
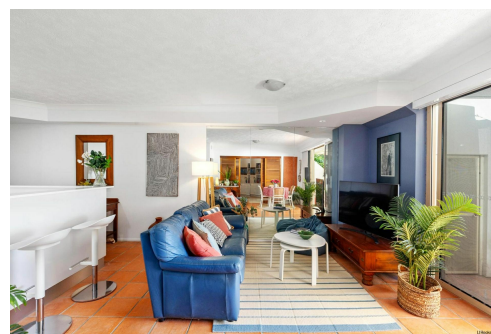
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Kirra

BED 1
BATH 1
CAR 1

INTERNAL 68.5sqm
EXTERNAL 21sqm
CARSPACE 13.5sqm
STORE 3sqm

TOTAL 106sqm



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.