



204/7 Douglas Street, Coolangatta

Priced to Sell: Near-New, Moments to the Sand of Kirra Beach.

PRICED TO SELL —THE MOST AFFORDABLE ENTRY INTO LUCA BY MOSAIC. BUY SMART IN KIRRA BEFORE THE NEXT CHAPTER UNFOLDS.

Savvy investors and astute owner-occupiers, this is your opportunity to secure your place in Kirra at the most entry-level pricing in the building. Enjoy the same premium facilities, sought-after coastal location and exceptional local amenities as other residents, while saving on your purchase price. When value, lifestyle and future potential align, opportunities like this deserve serious attention.

Just two years old, this beautifully appointed, north-facing apartment at Luca by Mosaic delivers contemporary coastal living just moments from the golden sands of Kirra Beach. Ultra-modern, low-maintenance and designed for effortless living, it places you at the heart of one of the Southern Gold Coast's most desirable beachside communities.

The message is simple: why pay more for the same building, the

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FOR SALE
$1,250,000

VIEW
Sat 21st Nov @ 1:30PM - 2:00PM

AGENTS
Erin King
0439 060 535
erin@ljhookerct.com.au

Rachael Sherriff
0412 880 337
rachael@ljhookerct.com.au

AGENCY
LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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Interested parties must rely solely on their own enquiries.

same facilities and the same incredible Kirra lifestyle?

With the exciting news last month that the Kirra Lanes development will be adding fresh energy and further appeal to the Kirra Point precinct, the bigger picture is becoming increasingly compelling. As Kirra continues its evolution towards its next milestone, now is the time to seriously consider securing your position before the full vision comes to life.

DESIGNED FOR THE KIRRA LIFESTYLE

" North-facing balcony capturing beautiful natural light
" Generous 107m² total area, comprising 94m² internal and 13m² balcony
• Light-filled open-plan design with excellent cross-ventilation
• Double-glazed windows and doors for thermal efficiency and acoustic comfort
• Premium chef's kitchen featuring gas cooking, stone benchtops, timber cabinetry, double-door pantry, integrated dishwasher and breakfast bar
• Spacious living and dining flowing seamlessly onto the balcony
• Elegant timber flooring throughout the living spaces
• Plush carpet in both bedrooms
• Luxurious master retreat with walk-through his-and-hers wardrobe and stylish ensuite
• Designer bathrooms featuring floor-to-ceiling tiling and oversized monsoon showerheads
• Ducted air conditioning and ceiling fans throughout
• Generous storage, including a large entry cupboard
• USB charging points
• Secure basement parking

Incredible Location:

• Directly Opposite Kirra Beach Plaza with all the conveniences on your doorstep.
• Short 3 min walk to the stunning white Kirra beach and coastal walkway.

Resort-style complex with heated swimming pool, barbecue area and tropical landscaping
Moments from Kirra Beach, cafés, restaurants, shopping, the surf club and everyday conveniences

SAME BUILDING. SAME LIFESTYLE. SMARTER BUYING. KIRRA IS ENTERING ITS NEXT CHAPTER. WILL YOU BE PART OF IT?

Savvy investors. Strategic buyers. Future-focused owner-occupiers. The time to investigate Kirra is now - before the next chapter is fully realised and the opportunity to buy at today's entry-level price may be gone.

Don't wait for the precinct to be complete before deciding you want to be here. Act now, secure your position and make Kirra yours.

Building name: Luca by Mosaic
Building built: 2023
Land size: 1,012m2
Number of lots: 36

Outgoings:

Body Corporate: $125.52 per week approximately
Council: $1,583.11 per 6 months approximately
Water: $305.58 per 3 months approximately

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Want to know more?

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

Erin King 0439 060 535
Follow on Instagram @erinking.ljhooker

Rachael Sherriff 0412 880 337
Follow on Instagram @rachael_sherriff_ljhooker

Disclaimer:
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MORE DETAILS

Property ID	MEPHEZ
Property Type	Unit
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Balcony
	Built-in-Robes











Erin King 0439 060 535
Sales & Marketing Specialist | erin@ljhookerct.com.au
Rachael Sherriff 0412 880 337
Beachfront & Beachside Property Sales & Marketing Specialist | rachael@ljhookerct.com.au

LJ Hooker Coolangatta | Tweed (07) 5536 5577
5/100 Griffith Street, COOLANGATTA QLD 4225
coolangattatweed.ljhooker.com.au | enquiries@ljhookerct.com.au

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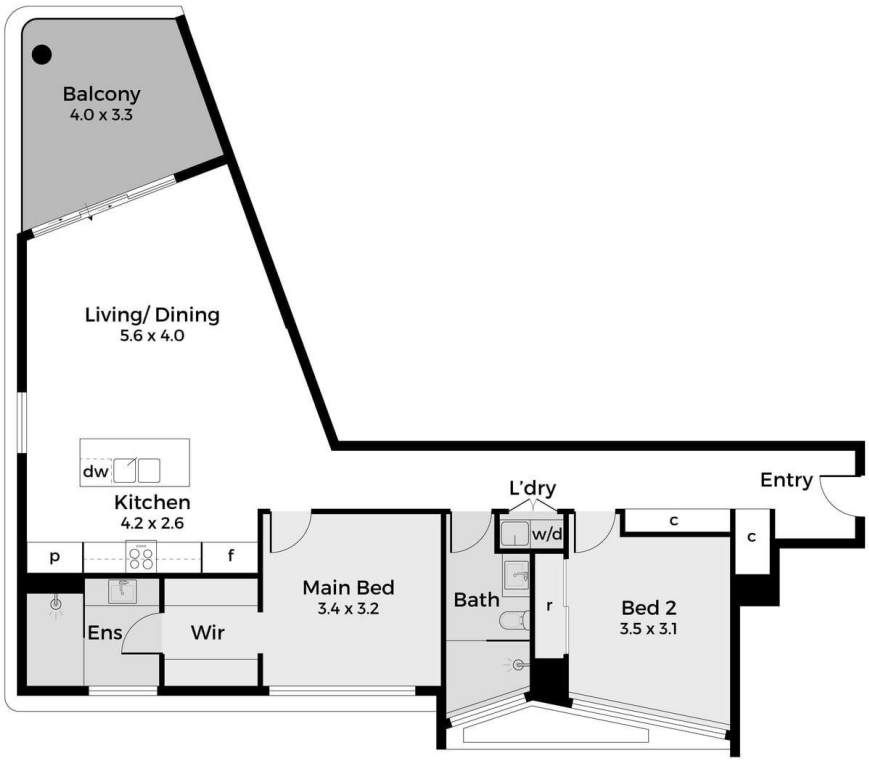
LJ Hooker
Southern Gold Coast

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(Not In Position)



INTERNAL : 85m² I BALCONY : 11m² I TOTAL: 96m²

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