



22/22 Marine Parade, Coolangatta

## SOLD BY ERIN KING & RACHAEL SHERRIFF

Auction Location: On Site

This is one of the rarest opportunities on the Southern Gold Coast - a chance to secure a high-floor, corner, beachfront 2-bedroom apartment in the tightly held Kirra Gardens.

Positioned directly across from the beach, with the iconic Kirra surf break just steps away, this premium residence delivers an unrivalled coastal lifestyle.

From your elevated vantage point, enjoy sweeping ocean, beach, and skyline views stretching all the way to Surfers Paradise - it simply doesn't get more "Kirra" than this.

Being one of the earliest developments in Kirra, Kirra Gardens was built on a prized parcel of land, chosen to set the benchmark for beachfront apartment living. The result is a blue-chip position - the crown jewel of the Southern Gold Coast - with uninterrupted, never-to-be-built-out views over Kirra Point.

Wake up to the ocean at your doorstep and enjoy a front-row seat to

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### FOR SALE

Sold at Auction

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surfers, migrating whales, passing yachts, and stunning summer sunsets.

The apartment itself offers exceptional space and endless potential to transform into a modern coastal masterpiece. An oversized living area is wrapped in panoramic ocean views, while both the kitchen and guest bedroom frame picture-perfect outlooks over Kirra Point. Remarkably, ocean views are enjoyed from nearly every room.

The master suite features a walk-in robe and ensuite, with scope to reconfigure into a luxurious spa-style retreat. The main bathroom is also generously proportioned and ready for a stylish modern coastal update.

The true showstopper is the expansive wraparound balcony - the perfect place to soak in the breathtaking coastal scenery.

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

This is a tightly held, front-positioned corner apartment in one of Kirra's most desirable buildings - a genuine once-in-a-generation opportunity.

#### 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
- Unit is unrenovated in original, neat and tidy condition
- 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: 1,624m2 approx

#### Outgoings:

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

Auction held 4:15pm, Friday 10 April, On Site

Want to know more?

Contact us to receive recent sales in the surrounding area to give you some guide of value. Internal photos and floorplan will be uploaded soon. We have video walk through available.

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

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Follow Erin King on Instagram @erinking.ljhooker

**Disclaimer:**

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**MORE DETAILS**

Property ID	M6MHEZ
Property Type	Unit
Including	Ensuite Toilets (2) Intercom Built-in-Robes

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