



3/34 Coolangatta Road, Coolangatta

## Affordable Unit in Boutique Building - Walk to Kirra Beach

Positioned just moments from the golden sands of iconic Kirra Beach, this ground floor apartment delivers beachside Kirra living today - with compelling long-term potential for those savvy enough to envision the future.

Set within a tightly held boutique building of only 8 residences, on a generous 974m<sup>2</sup> corner block, this is an address that appeals equally to beach lovers, investors and those seeking exposure to one of the Gold Coast's most desirable and evolving coastal pockets.

Light-filled open-plan living and dining. Tidy functional kitchen. Both bedrooms are generously proportioned.

Leave the car at home - Kirra Beach is just 350 metres away, while a flat stroll or quick e-bike ride places you in Coolangatta in minutes. Cafés, surf clubs, restaurants, local shops and public transport are all at your doorstep, with the airport, The Strand, Southern Cross University and essential amenities close by.

**Investor Appeal & Future Vision:**

Currently tenanted, this property offers immediate income with low-

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**FOR SALE**  
Contact Agent

**VIEW**

Wed 10th Jun @ 1:00PM - 1:30PM

**AGENTS**

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**AGENCY**

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maintenance appeal. The combination of corner block positioning, boutique scale (only 8 lots), and premium beachside location adds an extra layer of long-term intrigue for investors and future-focused buyers (STCA).

Property Highlights:

- Ground floor position
- Open-plan kitchen, living and dining
- Two spacious bedrooms
- Bathroom
- " Secure single garage for storage
- " Boutique building on a 974m<sup>2</sup> corner allotment (8 lots total)

34 Coolangatta Road, Coolangatta:

Building name: Kirrarama

Land size: 974m<sup>2</sup>

Number of lots: 8

Outgoings:

- Council Rates: \$1,395.84 per 6 months approximately
- Water Rates: TBA per quarter
- Body Corporate: \$63.95 per week approximately

Whether you're chasing an enviable beachside lifestyle, a lock-and-leave coastal retreat, or a smart investment with future upside, this Kirra address delivers on every level.

Want to know more? Let's chat

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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 DETAILS

Property ID MB5HEZ  
Property Type Unit  
Including Toilets (1)

**Erin King 0439 060 535**

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