



Coolangatta, 4/22 Marine Parade

SOLD BY ERIN KING

This property was sold by Erin King 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:

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.



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.

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For Sale
Under Offer

View
ljhooker.com.au/JXAHEZ

Contact
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Daniel Alexander
0401 475 330
dan@ljhookersgc.com.au

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.

Situated in an enviable position, directly opposite world famous Kirra Point, sits this spacious and rarely available one-bedroom apartment in tightly held 'Kirra Gardens' with a huge terrace balcony overlooking famous Kirra beach!

This epic unit has been renovated throughout featuring trendy well-equipped kitchen complete with soft closing draws, dual sink, breakfast bar, ample cupboard and bench space opening to the combined living / dining space leading out to the terrace balcony with Kirra beach and ocean views.

The wonderfully versatile bedroom with built-in robe and bi-fold doors opens out to the living area and easy access to the simply stunning full-sized bathroom with large walk-in shower, plus separate toilet.

Other notable features include tiled throughout perfect for easy beachfront living, separate internal laundry, brand-new air-conditioning unit, plantation shutters, gardens either side of the terrace and secure single lock up garage.

This is the ideal place to watch the surfers enjoying the world-famous point break, and just an easy short stroll to the new Kirra Beach House and Siblings Restaurant. Wander down



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to the pristine sands of the beach, drop by a local cafe for a coffee or take a short drive to major retail precincts.

'Kirra Gardens' is a well maintained and secure building with lift and intercom access, plus communal rooftop taking in unobstructed 180 degrees views of mountains, Gold Coast skyline and Pacific Ocean and one secure carpark for guests to use.

This really is an exciting opportunity to acquire this rarely available unit on the Kirra beachfront, renovated throughout there is no work needing to be done, just start enjoying this epic position where you can marvel in the spectacular Kirra sunrises and sunsets!

Property highlights:

- Spacious one bedroom unit in 'Kirra Gardens' on the podium level
- Huge entertaining terrace balcony with Kirra beach and ocean views
- Renovated throughout with modern aesthetics
- Combined living and dining area leading out to the terrace balcony
- Trendy well-equipped kitchen with breakfast bar opening to living area
- Tiled throughout perfect for easy beachside living
- Brand-new air-conditioning unit, plantation shutters
- Contemporary styled living, bright and airy with fresh ocean breezes
- Separate internal laundry, secure large single lock up garage
- Reasonable Body Corporate, communal rooftop 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 & 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
- 30 Minute drive to Surfers Paradise
- 40 Minute drive to Byron Bay

Other information:

- Body Corporate: \$121 per week approximately
- Water rates: \$1,253 per 6 months approximately
- Water rates: \$350 per 3 months approximately
- Total size of unit including garage: 114m²
- Age of building: Built in 1965
- Land size of building: 1,624m²

Holiday Base Tariff Estimates:

- Low Season: 3 Night Minimum \$190/night or \$1330/week
- Mid Season: 5 Night Minimum \$285/night or \$1995/week
- High Season: 7 Night Minimum \$390/night or \$2730/week



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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	JXAHEZ
Property Type	Unit
Including	Air Conditioning Balcony Dishwasher Secure Parking Remote Garage

Erin King 0439 060 535

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

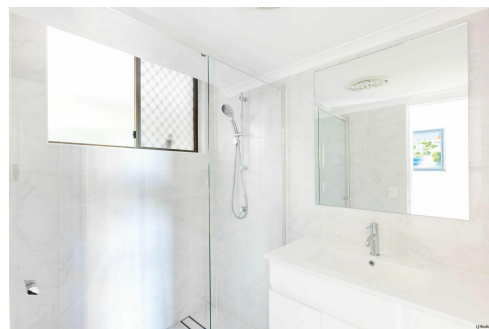
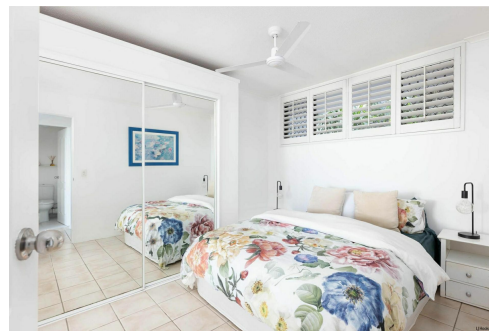
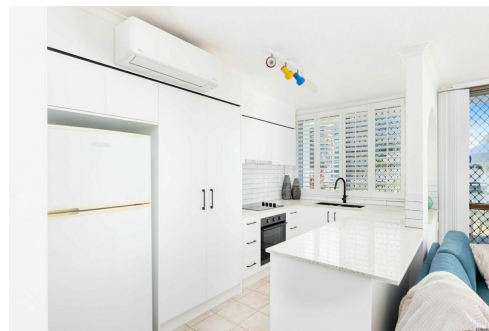
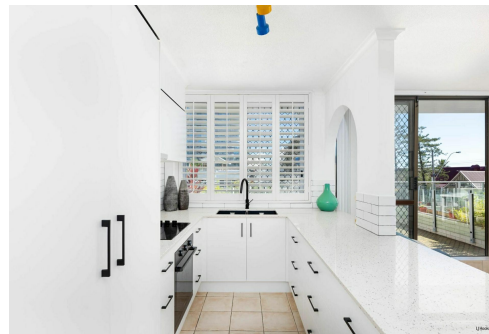
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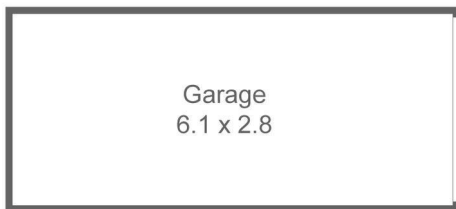
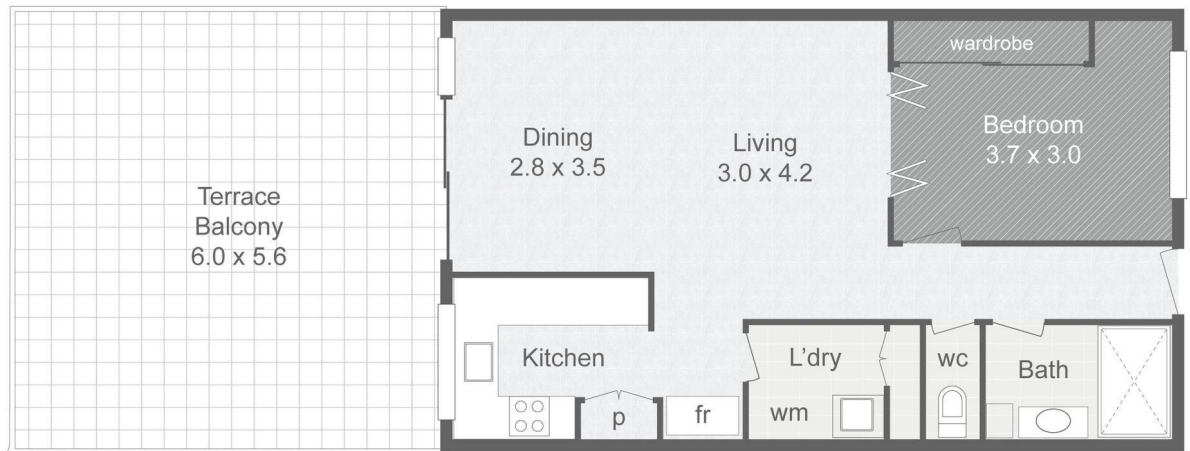


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4 Kirra Gardens Kirra

BED	1
BATH	1
CAR	1
INTERNAL	60sqm
TERRACE	36sqm
GARAGE	18sqm
TOTAL	114sqm



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.



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