

Coolangatta, 4/30 Lanham Street

SOLD BY ERIN KING & RACHAEL SHERRIFF

This property was sold by Erin King & Rachael Sherriff for a building record price.

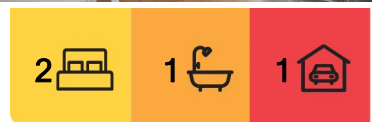
Thinking of selling? Let's chat

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:



For Sale
Offers over \$849,000

View
l.jhooker.com.au/K58HEZ

Contact
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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 Tugun 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.

Live the ultimate lifestyle from this North facing two-bedroom unit on the first level of the 'New Galaxy' building in the heart of Coolangatta, where you can enjoy an easy short flat stroll to the beach, shops, and restaurants and experience the highly sought lifestyle of this beautiful Southern Gold Coast location.

Enjoy coastal breezes, and an abundance of light and cross-flow ventilation from this charming unit features a modern kitchen with breakfast bar and plenty of bench and cupboard space which opens out to the combined living dining area leading out through glass sliding doors to the balcony running the length of the unit overlooking the complex courtyard.

Each bedroom offers built-in wardrobes and ceiling fans and there is a combined bathroom/laundry and a separate toilet.

The 'New Galaxy' complex consists of just 12 units in a highly-sought location with low body corporate costs. Land size 1,012m². Built in 1969.



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Well-positioned apartment in the heart of Coolangatta and an easy level stroll to the famous Coolangatta, Kirra and Rainbow Beaches. Enjoy the cosmopolitan lifestyle of cafes and restaurants and the beautiful scenery of the coast.

Imagine starting your day with a surf, ocean swim followed by coffee and breakfast from a selection of excellent cafes only a few minutes stroll from your unit.

This unit won't last long on the market and is well worth an inspection. Call today.

Property features:

- North-facing apartment with balcony
- Nestled on the first floor in a small block of 12 apartments
- Open plan lounge / dining / kitchen opening to the northern balcony
- 2 bedrooms with built-ins
- Bathroom with internal laundry
- Abundance of light and cross flow ventilation
- One car accommodation
- Low Body Corporate

Location Highlights:

- 100m from Coolangatta shops
- 300m from Coolangatta beach
- Walk to Kirra beach, Siblings, easy walk to Kirra Beach House
- 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
- 30 Minute drive to Surfers Paradise
- 40 Minute drive to Byron Bay

Other information:

- 'New Galaxy' a retro boutique building of only 12 units
- Body Corporate: \$61.78 per week approximately
- Council rates: \$1,025.18 per 6 months approximately
- Water rates: \$340.27 per 3 months approximately
- Total size of unit including balcony: 81m2 approximately
- Age of building: Built-in 1969
- Land size of building: 1,012m2 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.

Follow Erin King on Instagram @erinking.ljhooker



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Disclaimer:

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More About this Property

Property ID	K58HEZ
Property Type	Unit
Including	Toilets (1) Balcony Built-in-Robes

Erin King 0439 060 535

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

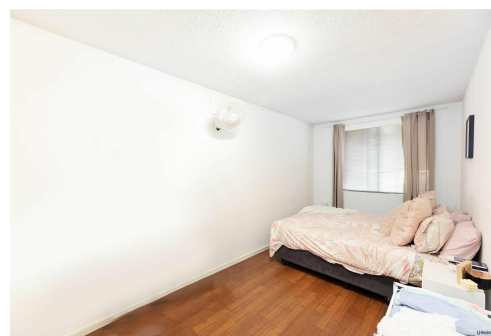
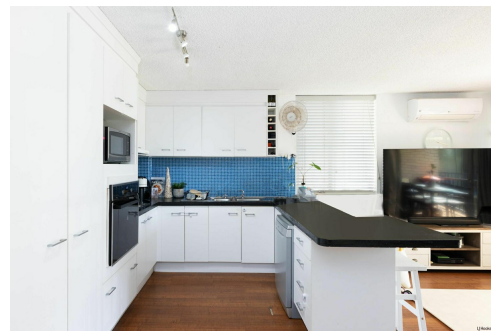
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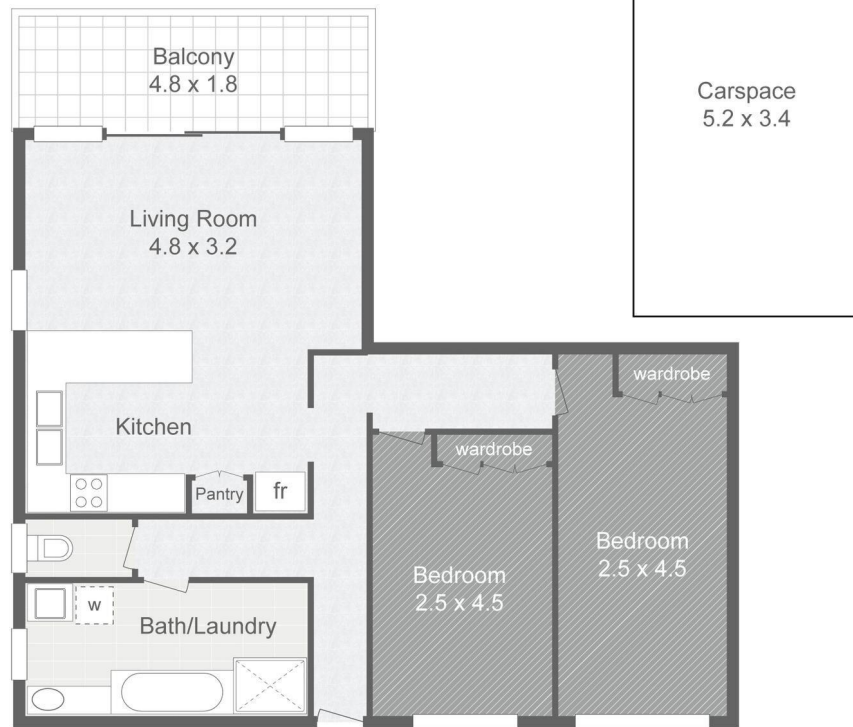
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Coolangatta

BED 2
BATH 2
CAR 1

INTERNAL 72.5sqm
EXTERNAL 8.5sqm
CARSPACE 17.5sqm

TOTAL 98.5sqm



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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