







Coolangatta, 5/122 Musgrave Street

SOLD BY ERIN KING & RACHAEL SHERRIFF

1 | 1 | 1

For Sale
Contact Agent

View
ljhooker.com.au/K6BHEZ

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

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

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:

LJ Hooker

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.

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.

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.

Nestled on the side of Kirra Hill is this delightful one-bedroom, one-bathroom unit positioned in the highly sought-after Kirra Beach precinct situated in Sunsea Apartments a boutique building offering a fantastic lifestyle.

Step inside and be greeted by an abundance of natural light, the open plan living and dining room have been thoughtfully designed to seamlessly flow out onto the well-sized north facing balcony.

Elevated to capture the breezes, the spacious north-facing balcony provides the ideal spot to soak up the sun while enjoying the views out to the magnificent coastline.

The bedroom features built-in robes and a second private balcony with breathtaking views of Mount Warning. For complete convenience, a bathroom with bathtub and separate toilet that can also be accessed via the main living area and bedroom.

Other features neat and tidy functional kitchen with a breakfast bar, separate laundry cupboard and dedicated single-car space with individually lockable with a roller door, within

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.

the already secure basement parking area.

Sunsea Apartments is the hidden gem on Kirra Hill surrounded by multi-million dollar apartments set only 250m back from Kirra Beachfront. Building facilities include a fantastic residents inground swimming pool.

Although the majority of the ocean view will be lost due to the re-development of the Kirra Beach Hotel, the apartment will not be overshadowed at any time of day or year, as per the development's shadow cast models.

It's all about this epic location, choose between Coolangatta and Kirra beach for you daily walk and walking distance to a choice of cafes, restaurants and shops. This unit is in the centre of everything yet offers a quiet lifestyle with views to the ocean. A short walk to Kirra Beach House, Siblings Restaurant, Surf Club and world-class Kirra Beach.

Kirra Beach is renowned as one of the Gold Coast's safest and most enjoyable swimming and surfing spots, and you'll be just a short stroll from Coolangatta's vibrant shopping and dining scene.

Property Highlights:
- Covered north-facing balcony with great views
- Neat and tidy functional kitchen with a breakfast bar
- Open plan living and dining area
- One bedroom with built-in robe
- Second balcony with views of Mt Warning
- Bathroom with bathtub, separate toilet
- Abundance of natural light
- Separate laundry in cupboard
- Car space with lockable with a roller door
- Secure complex with inground pool

Location Highlights:
- Set only 250m back from Kirra Beachfront.
- Short 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:
- 'Sunsea Apartments' a boutique building of 15 units
- Total size of unit including balconies: 61m2 approximately
- Age of building: Built-in 1998

LJ Hooker

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.

- Land size of building: 944m2 approx
- Body Corporate: $86.53 per week approximately
- Council rates: $1,300.99 per 6 months approximately
- Water rates: $304.64 per 3 months approximately

Want to know more?

We have walkthrough videos we can send to you via WhatsApp, or you can see them highlighted on Instagram @erinking.ljhooker

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	K6BHEZ
Property Type	Unit
Including	Toilets (1) Built-in-Robes

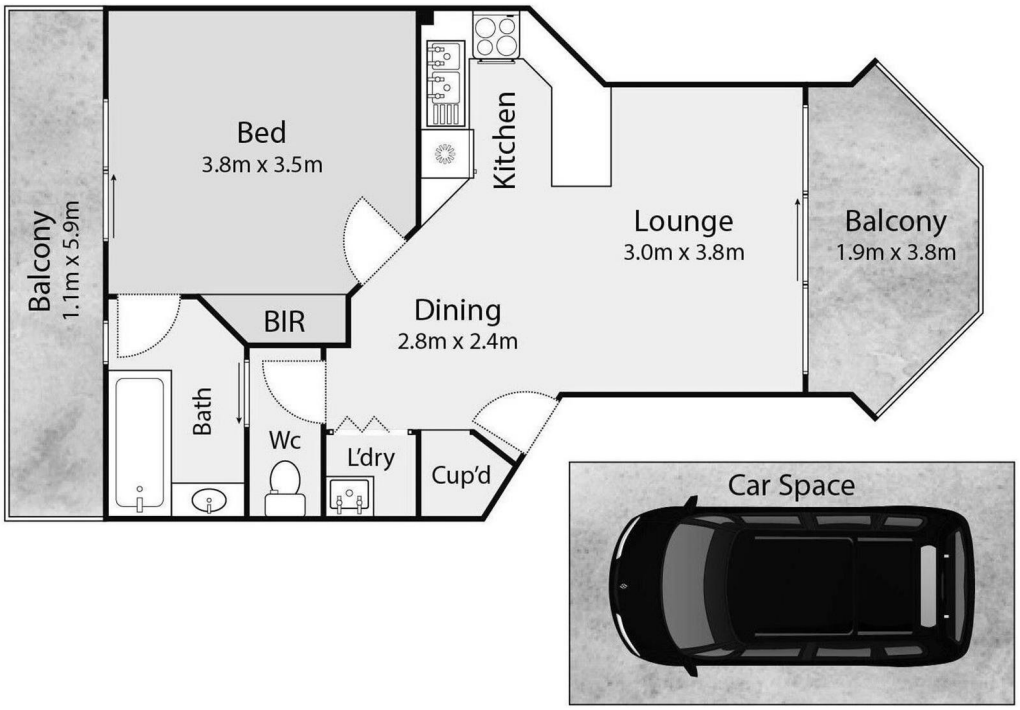
Erin King 0439 060 535
Sales & Marketing Specialist | erin@ljhookerct.com.au
Rachael Sherriff 0412 880 337
Sales & Marketing Specialist | rachael@ljhookerct.com.au

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

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.

LJ Hooker
Coolangatta | Tweed

ERIN KING 0439 060 535



Plans shown are for presentation purposes only and are not part of any legaldocumnet or title.They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties shold make their own inquiries using independent sources.

N

LJ Hooker

LJ Hooker

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.