

8/34 Coolangatta Road, Coolangatta

## SOLD BY ERIN KING & RACHAEL SHERRIFF

Positioned just moments from the golden sands of iconic Kirra Beach, this beautifully renovated first-floor apartment delivers effortless coastal 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.

### Custom Coastal Living:

Step inside to discover a thoughtfully curated renovation that blends relaxed beachside style with contemporary functionality. Light-filled open-plan living and dining flows seamlessly to a sun-drenched, north-facing balcony, capturing cooling ocean breezes and all-day natural light.

The custom built-in lounges add both character and practicality, while the designer kitchen features 20mm Caesarstone benchtops, brass tapware, quality appliances and a ceramic cooktop - perfect for

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**FOR SALE**  
Under Offer

### AGENTS

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### AGENCY

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 **LJ Hooker**

entertaining after a day at the beach.

Both bedrooms are generously proportioned and open directly to the balcony, reinforcing the home's strong indoor-outdoor connection and laid-back coastal feel.

#### Lifestyle & Location:

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 at \$675 per week until 28/05/2026, this property offers immediate income with low-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:

- First-floor position with elevated outlook and excellent natural light
- Open-plan kitchen, living and dining with coastal airflow
- Designer kitchen with Caesarstone benchtops & brass fittings
- Two spacious bedrooms opening to a large north-facing balcony
- Custom built-in lounges
- Air-conditioning to living area & ceiling fans throughout
- Stylish bathroom with brass finishes
- " Secure single garage with laundry nook & additional storage
- " Boutique building on a 974m<sup>2</sup> corner allotment (8 lots total)

#### Outgoings (approx.):

- Council Rates: \$1,395.84 per 6 months
- Water Rates: \$693.85 per quarter
- Body Corporate: \$57.75 per week

34 Coolangatta Road, Coolangatta:

Building name: Kirrarama

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

Number of lots: 8

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?

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#### Disclaimer:

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## MORE DETAILS

Property ID	M2VHEZ
Property Type	Unit
Including	Balcony
	Built-in-Robes
	Secure Parking

### Erin King 0439 060 535

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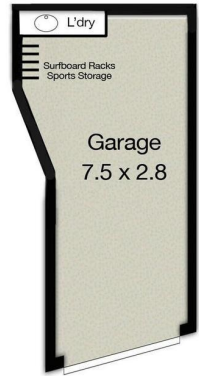
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Internal: 56m<sup>2</sup> | External: 15m<sup>2</sup>  
Bed 2 | Bath 1 | Car 1

Plans shown are only indicative of layout. Dimensions are approximate.



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