

8/50-52 Miles Street, Coolangatta

Must Be Sold! Owner Committed Elsewhere. Rare Spacious Kirra Beachside Apartment.

A rare opportunity to secure your place in Kirra before the next wave of transformation.

2 Bed + Bonus Room | 2 Bath | 2 Side by Side Car + Added Secured Storage Room.

Positioned in a tightly held boutique complex 'Kirra Breaks' of just 11 residences, this spacious apartment offers an enviable coastal lifestyle, generous proportions and practical features rarely found together in beachside living.

With the upcoming Kirra Lanes development planned within walking distance, buyers have an exciting opportunity to secure a property ahead of the anticipated uplift in local amenity, dining and lifestyle offerings.

Set on the first floor, the apartment features expansive open-plan living and dining flowing onto a generous, private balcony framed by tropical palms - perfect for entertaining, alfresco dining or simply

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FOR SALE
Contact Agent

VIEW
Sat 31st Oct @ 9:30AM - 10:00AM

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

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

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

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Interested parties must rely solely on their own enquiries.

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unwinding in your own coastal retreat.

The well-appointed kitchen includes stone benchtops, quality appliances, a dishwasher and a practical home-sized corner pantry. Adding to the everyday convenience, a separate laundry is complemented by an additional storage room - a valuable bonus for keeping everything organised.

The spacious master suite features a walk-in robe, ensuite and direct balcony access. A second bedroom with built-in robe is complemented by a versatile bonus room, ideal as a home office, nursery, children's playroom or additional bunk room.

Parking is another major advantage, with ultra rare two secure side-by-side basement car spaces, generous turning space and separate lock-up storage for surfboards, bikes and all the essentials of an active beachside lifestyle.

Enjoy the resort-style swimming pool and tropical surrounds, with a flat walk to Kirra Beach, the local oval directly opposite and popular cafés and restaurants close by. Coolangatta, Gold Coast Airport and the M1 are also conveniently accessible.

Property Highlights:

- Tightly held boutique complex of just 11 apartments
- Generous open-plan living and oversized entertainer's balcony
- Kitchen with stone benchtops, quality appliances and corner pantry
- Separate laundry with additional storage room
- Master suite with ensuite, walk-in robe and balcony access
- Second bedroom plus flexible bonus room
- Two secure side-by-side car spaces with easy turning access
- Separate lock-up storage for bikes, surfboards and beach gear
- Resort-style swimming pool amid tropical landscaping
- Secure building with intercom
- " Pet-friendly, subject to body corporate approval
- " Flat walk to Kirra Beach, cafés and restaurants
- Kirra Oval directly opposite for added open greenspace without the lawn maintenance!
- Walking distance to the planned Kirra Lanes development

Additional Features:

- Quality Luxaflex shutters in living areas
- Neutral Luxaflex blinds in bedrooms
- Split-system air conditioning

Location Highlights:

- Only minutes to Gold Coast Airport
- Convenient access to the M1 for commuting north or south
- PBC High School catchment

Building information:

- Building name: Kirra Breaks CTS 35270
- Number of lots/units: 11 lots
- Age of building: Built-in 2006
- Land size of building: 1,278m²

Outgoings:

- Body corporate: \$127.92 per week approximately
- Council rates: \$1,051.71 per 6 months approximately
- Water rates: \$341.26 per 3 months approximately

Buy Into Kirra's Next Chapter

With Kirra continuing to attract attention and the planned Kirra Lanes development set to add another dimension to the local lifestyle, this is an opportunity to consider what the area could offer in the years ahead.

Spacious apartments with flexible accommodation, excellent storage both within the unit and in the garage are with two side-by-side car spaces are not easy to find in this sought-after beachside pocket.

Don't wait until the neighbourhood changes to wish you had bought in. Secure your place in Kirra now and enjoy the beachside lifestyle, with the potential benefit of enhanced local amenity as the area evolves.

Inspect promptly - opportunities like this deserve your attention.

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. Register your interest to know about upcoming opportunities to inspect.

Erin King 0439 060 535
Follow on Instagram @erinking.ljhooker

Rachael Sherriff 0412 880 337
Follow on Instagram @rachael_sherriff_ljhooker

Disclaimer:

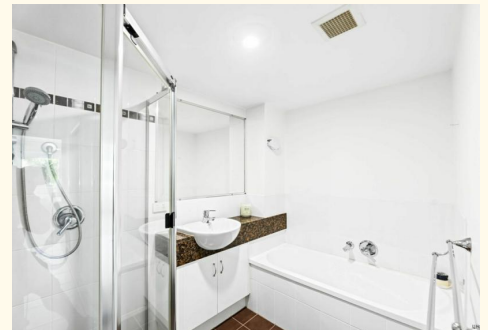
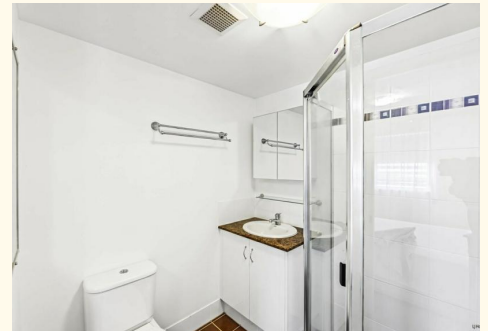
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MORE DETAILS

Property ID	1XBPF47
Property Type	Unit
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Pool
	Dishwasher
	Built-in-Robes
	Secure Parking

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

LJ Hooker Southern Gold Coast (07) 5534 4033
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



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Coolangatta

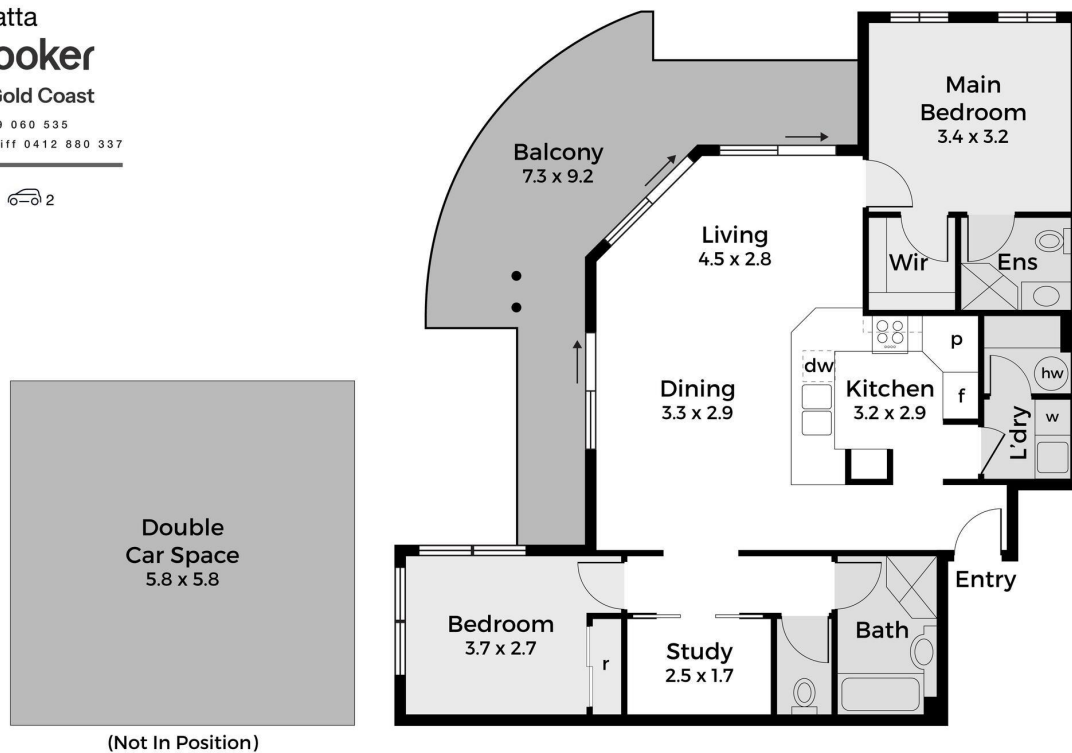


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INTERNAL : 85m² | BALCONY : 23m² | DOUBLE CAR SPACE: 34m² | TOTAL: 142m²

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