

## Coolangatta, 9/62 Garrick Street

SPACIOUS | TOP FLOOR | BEACHSIDE ABODE



**For Sale**  
CONTACT AGENT

**View**  
[ljhooker.com.au/359SGMK](http://ljhooker.com.au/359SGMK)

**Contact**  
**Siarne Loeve**  
0422 609 353  
[siarne@ljhteam.com.au](mailto:siarne@ljhteam.com.au)

This gorgeous coastal home offers an abundance of natural light and clean ocean breezes all year round! With a larger than normal open plan footprint and offering the ultimate privacy with tropical views. To relax simply stay right at home! If you're in need of a refreshing drink or gourmet meal, an array of exclusive restaurants & cafes all positioned alongside the glistening Southern Gold Coast beaches —just a short stroll away.

### Features:

- A sunny, private aspect
- North facing living/ dining
- Positioned in a quiet local traffic street
- Split-level floorplan
- Top floor apartment living
- Heart of Coolangatta
- Boutique building of only 21 apartments

# LJ Hooker

**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**

**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.

- Sparkling in ground pool
- Fully established tropical gardens
- Secure allocated car park + plenty of visitor and off-street parking
- NBN
- Pet friendly (upon approval)
- LED downlighting
- Ceiling fans throughout
- Fly-screens throughout
- Updated blinds throughout
- Compliant smoke alarms
- Hardwood flooring throughout
- 1995 Build

The Space:

- An abundance of natural light and gorgeous ocean breezes all year round
- Open-plan living and dining area overlooking a leafy private outdoor balcony with a northerly aspect
- A seamless double door flow from the living to the outdoor entertaining space
- Large kitchen with dishwasher, surplus of storage and expansive breakfast bar benchtops
- King sized master bedroom with private balcony, large mirrored built in robes + ceiling fan
- Updated ensuite
- Second queen sized bedroom, large built in robe + ceiling fan
- Contemporary main bathroom including large bath and laundry space
- Entry way/ study nook space + additional storage cupboards

Incomings/ outgoings:

- Body corporate fees of \$100 p/w inc sinking fund, admin fee and building insurance
- Last water rate \$350 (for the quarter)
- Last Gold Coast City Council Rates \$1025 (6 month period)
- Currently rented at \$750 p/w for the investor with \$850 p/w rental appraisal (last increase 22/12/2023)
- The possibility of tenants vacating before end of lease for the owner occupier

Location:

- A short 10 minute walk (2 minute drive) to Coolangatta/ Kirra Beaches
- Kirra Surf Club, Kirra Beach House, Siblings, Cooly Breeze Rooftop Restaurant & Bar, Ally Chow, Georges Paragon plus an array of casual and formal restaurants & cafes, only a short stroll from home
- Shopping precincts with local designers and homewares, Woolworths, Chemist Warehouse, all within a 10 minute walk or short 2 minute drive
- 5 minute drive to Gold Coast International Airport & Southern Cross Uni
- For the avid surfer, Greenmount & Snapper Rocks within walking distance
- 1 hour drive north to Brisbane
- 45 minute drive south to Byron Bay

Contact Siarne Loeve today before you miss your opportunity to inspect!

\*PLEASE NOTE: Some images in the advertising have been digitally staged\*

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## More About this Property

Property ID 359SGMK

Property Type Unit

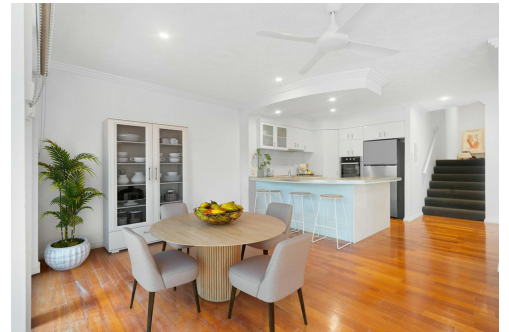
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**LJ Hooker Pacific Pines | Helensvale (07) 5573 2099**

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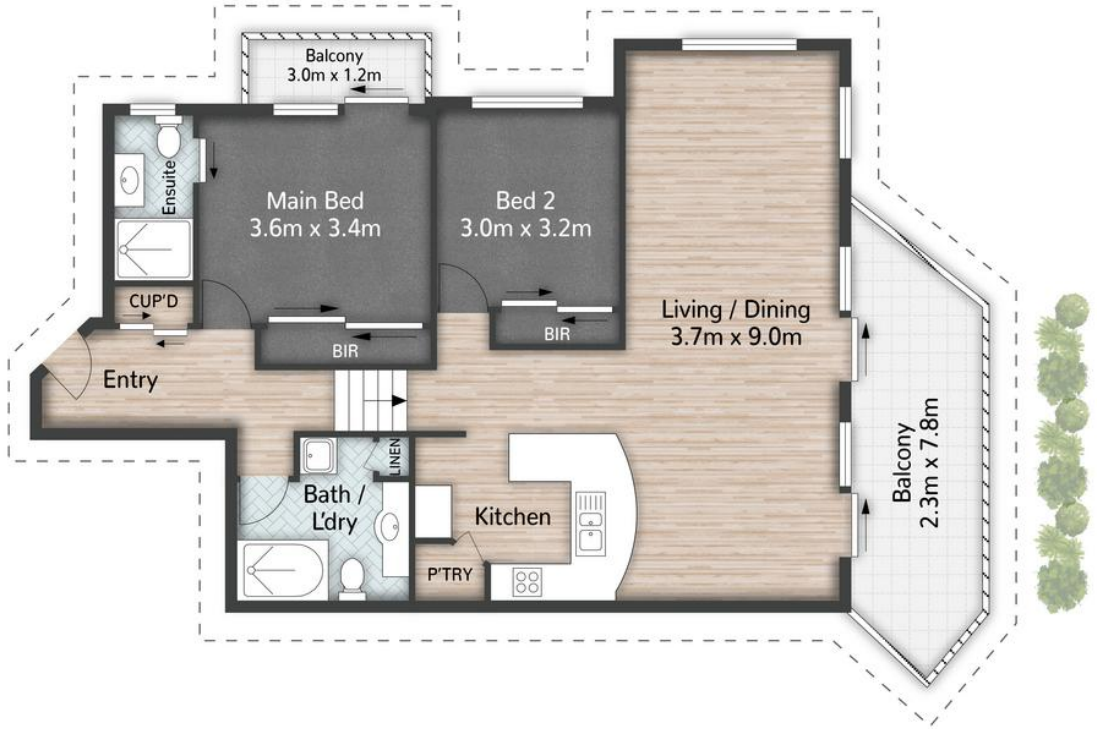
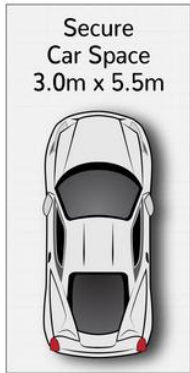


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9/62 Garrick Street COOLANGATTA

2 | 2 | 1 | 114m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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