

## Tweed Heads, 47/20 Binya Avenue

### 2+ Bedroom Townhouse with Additional Parking & Workshop

This elusive MK4 2-bedroom townhouse offers upstairs living with an open-concept layout, just a short 800m walk from Kirra Beach. The lower level features a large workshop, extra storage, a versatile third bedroom, plus additional parking with exclusive use.

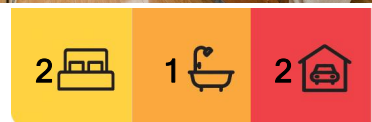
With properties in Kirra Shores in high demand, act quickly to make this home your own and embrace the ideal lifestyle.

#### Features:

- Air conditioning in the living room for optimal comfort
- Enjoy consistent airflow with ceiling fans throughout the property
- Raised front porch with blinds for privacy and shade, perfect for outdoor relaxation
- Stylishly updated bathroom offering his and hers sinks and a generously sized shower
- Versatile open plan living area that seamlessly connects the kitchen, dining and lounge



**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.



**For Sale**  
Contact Agent

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[ljhooker.com.au/KF2HEZ](http://ljhooker.com.au/KF2HEZ)

**Contact**  
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[gary@ljhookerct.com.au](mailto:gary@ljhookerct.com.au)

**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**



for a unified, airy feel

- Substantial ground-level garage providing adaptable storage options and a great workshop setup
- Separate toilet downstairs, providing extra convenience in a multi-level home
- Expansive undercover pergola area, offering ample space for outdoor entertaining and enjoyment
- Secure gated community offering privacy and peace of mind
- Onsite management available for convenient property maintenance and assistance
- The complex boasts two tennis courts and two swimming pools, perfect for staying active and unwinding outdoors

#### Additional Information:

Council Rates \$2,505pa

Body Corp Fees \$87pw

Rental Appraisal \$800 - \$820pw

#### 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	KF2HEZ
Property Type	Townhouse
Including	Air Conditioning Courtyard Outdoor Entertaining Workshop

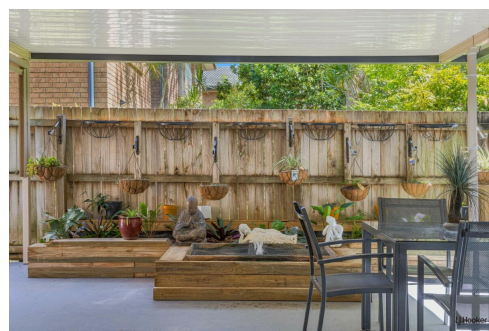
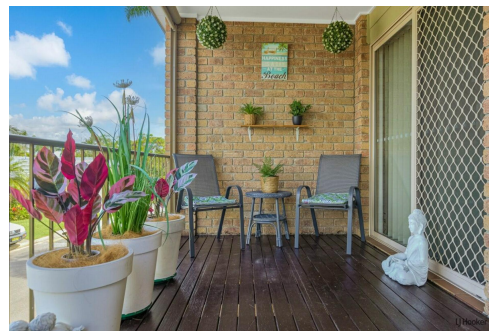
**Gary Evenden 0411 966 001**

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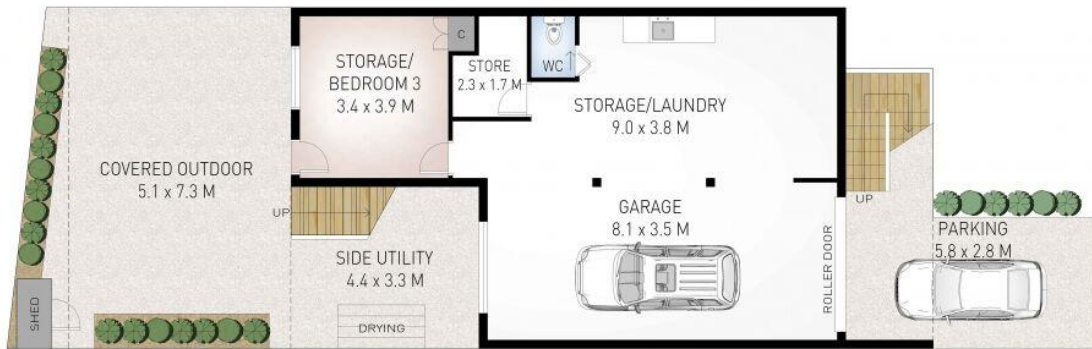
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2+ 1 2  
Internal: 163 m<sup>2</sup> | External: 45 m<sup>2</sup> | Total: 208 m<sup>2</sup>

**LJ Hooker**

Gary Evenden 0411 966 001



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

