

## Tweed Heads, 20/20 Binya Avenue

Updated Two-Bedroom Villa, 800m from the Sand

Nestled within the sought-after Kirra Shores complex, this well-maintained 2-bedroom villa offers the perfect blend of lifestyle and convenience. Just 800 metres from Kirra Beach, enjoy easy access to coastal living, vibrant cafés, and local shops.

This home is in neat condition throughout, with updates like modern flooring, refreshed kitchen finishes, and an outdoor entertaining area for your comfort and enjoyment. Whether you're looking for a low-maintenance investment or a move-in ready beachside retreat, this villa presents an excellent opportunity in a prime location.

### Features:

- Ceiling fans in bedrooms and living areas for improved temperature control
- Living area equipped with modern air conditioning for everyday comfort
- Seamless flow between kitchen, dining, and living in open plan layout
- Each bedroom is fitted with built-in wardrobes for added functionality



**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**  
\$775,000 - \$815,000

**View**  
By Appointment

**Contact**  
**Gary Evenden**  
0411 966 001  
gary@ljhookerct.com.au

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

- Partially enclosed front courtyard, ideal for having your morning coffee
- Entertain with ease under the insulated pergola in the private back courtyard
- Desirable end unit in a quiet cul-de-sac
- Two in-ground pools & tennis courts
- Gated community providing a secure environment for relaxed living
- Professional onsite management for all your property management needs

Additional information:

Council Rates \$55pw

Body Corp Fees \$85pw

Rental Appraisal \$750-\$780pw

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	KP5HEZ
Property Type	Unit
House Size	145 m2
Including	Air Conditioning Pool Tennis Court Courtyard Outdoor Entertaining Built-in-Robes

**Gary Evenden 0411 966 001**

Sales Specialist “ Independent Contractor | gary@ljhookerct.com.au

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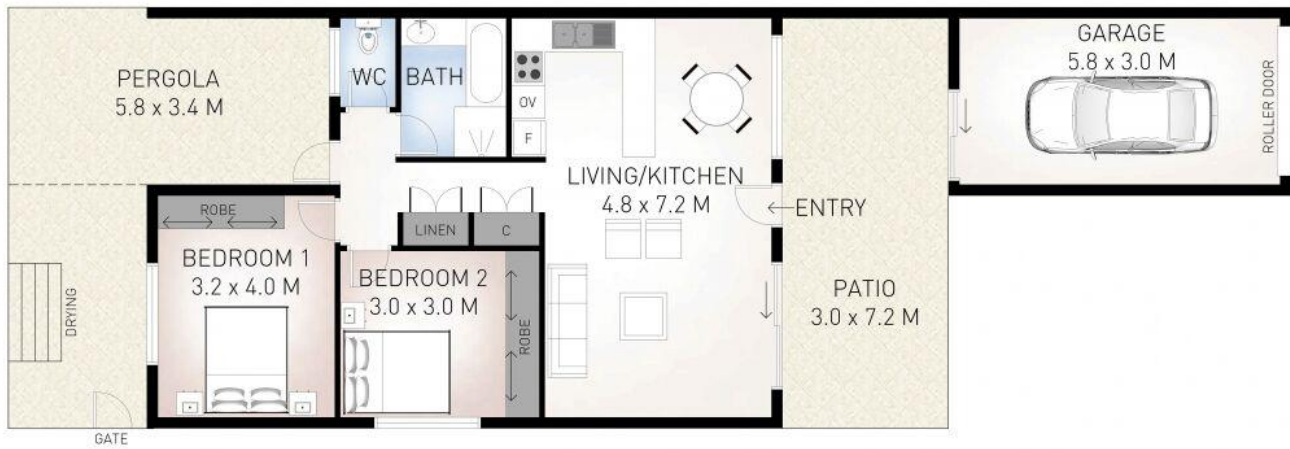
# 20/20 Binya Avenue, Tweed Heads

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Internal: 77 m<sup>2</sup> | External: 51 m<sup>2</sup> | Garage: 17 m<sup>2</sup> | Total: 145 m<sup>2</sup>

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