

## Tweed Heads, 224/20 Binya Avenue

SOLD BY GARY EVENDEN

Renovated Villa with Sunroom, Just 800m from Kirra Beach

This beautifully renovated two-bedroom villa offers style and comfort in a prime location. With high-quality finishes, including a sleek kitchen, stainless steel appliances, and floating floors throughout, it's the perfect blend of modern living. Enjoy the seamless transition between indoor-outdoor living with the newly constructed sunroom, which leads to a thoughtfully designed outdoor retreat ideal for entertaining or relaxing.

Located just 800m from Kirra Beach and local hotspots, Kirra Shores offers resort-style amenities like pools and tennis courts, making it the ideal place to live or invest.

### Features:

- Air-conditioning in the living area for ultimate comfort
- Ceiling fans installed throughout for optimal ventilation



**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 - \$825,000

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

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

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

- Open-plan living, offering a versatile layout for any lifestyle
- Built-in wardrobes in bedrooms, allowing functional storage
- Sunroom addition with easy access to the outdoor courtyard, perfect for enjoying natural light and fresh air
- Single-level end villa with only one adjoining wall, meticulously renovated throughout for a modern, flawless finish
- Private, secure gated community offering a safe, serene living environment with restricted access
- Onsite management delivering efficient assistance with leasing, maintenance, security, and property upkeep

**Additional Information:**

Council Rates \$56pw

Body Corp Fees \$87pw

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

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | KJHHEZ   |
| <b>Property Type</b> | Unit   |
| <b>House Size</b>    | 79 m2  |
| <b>Land Area</b>     | 104749 m2  |
| <b>Including</b>     | Air Conditioning<br>Pool<br>Tennis Court<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes |

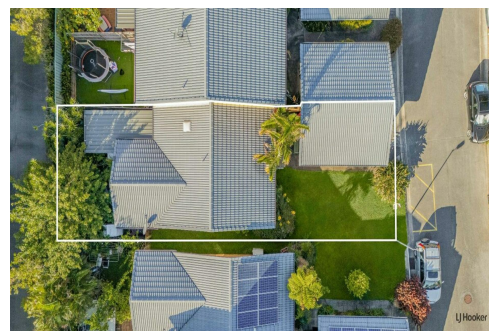
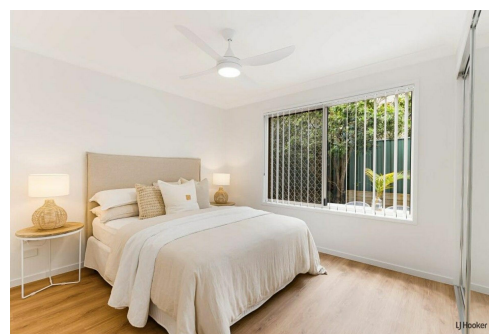
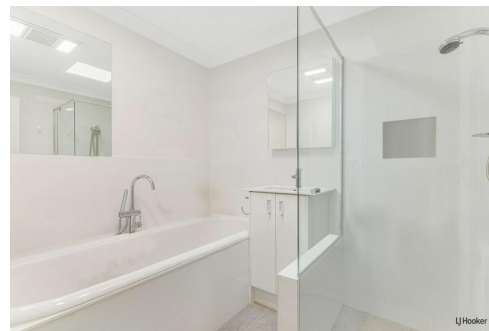
**Gary Evenden 0411 966 001**

Sales Specialist â€” Independent Contractor | gary@ljhookerct.com.au

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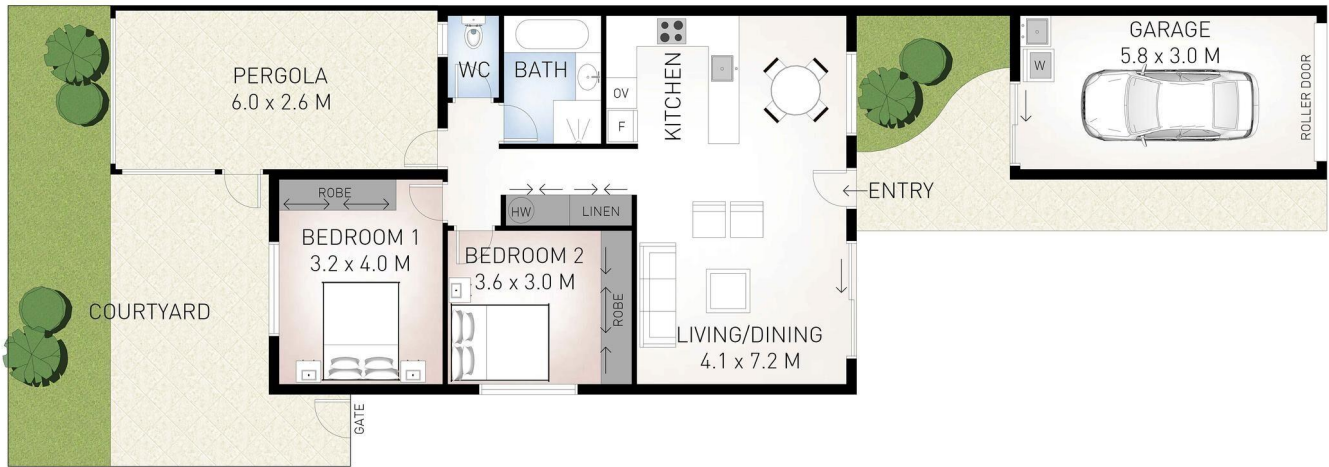
# 224/20 Binya Avenue, Tweed Heads

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Internal: 77 m<sup>2</sup> | External: 57 m<sup>2</sup> | Garage: 17 m<sup>2</sup> | Total: 151 m<sup>2</sup>

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