



104/20 Binya Avenue, Tweed Heads

## Exceptional Buying in a Vibrant Coastal Setting

Whether you're looking to enter the market, downsize in comfort or secure a quality investment, this appealing two-bedroom villa is sure to impress. Positioned within a peaceful pocket of the complex, the home enjoys excellent natural light, a spacious layout and thoughtful updates throughout. Neatly presented and well maintained, it offers practical living spaces and immediate comfort, while still providing scope to add further value over time.

Beyond the villa itself lies one of the property's greatest assets - its location within the tightly held Kirra Shores estate. Renowned for its peaceful setting, quality amenities and welcoming community atmosphere, residents enjoy a lifestyle of comfort and convenience just 800m from the Kirra coastline and everything the Southern Gold Coast has to offer.

### Features:

- Relax in comfort with air conditioning servicing the central living space
- Thoughtfully designed open-plan living and dining for modern, low-maintenance living
- Ceiling fans throughout promote natural airflow across the home

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.

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**FOR SALE**  
Contact Agent

### VIEW

Sat 20th Jun @ 9:00AM - 9:30AM

### AGENTS

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

### AGENCY

LJ Hooker Coolangatta | Tweed  
(07) 5536 5577

LJ Hooker

- Each bedroom includes built-in robes for everyday convenience
- Well-sized courtyard with a grassed lawn, perfect for relaxing in the sunshine
- Single lock-up garage offering secure parking and additional storage potential

**Additional Information:**

Council Rates \$59pw approx  
 Body Corp Fees \$89pw approx  
 Rental Appraisal \$780-\$800pw

**Disclaimer:**

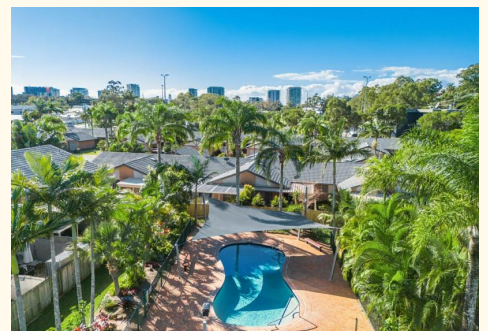
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**MORE DETAILS**

Property ID	MB9HEZ
Property Type	Villa
House Size	118 m2
Including	Air Conditioning
	Pool
	Tennis Court
	Built-in-Robes

**Gary Evenden 0411 966 001**  
 Sales Specialist – Independent Contractor |  
 gary@ljhookerct.com.au

**LJ Hooker Coolangatta | Tweed (07) 5536 5577**  
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**104/20  
BINYA AVENUE**  
Tweed Heads

Internal Area	78 m <sup>2</sup>
External Area	22 m <sup>2</sup>
Garage	18 m <sup>2</sup>
<b>Total Area</b>	<b>118 m<sup>2</sup></b>

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Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. All images/finishes are for illustrative purposes only and are not intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations.

