

**203/4-10 Douglas Street, Kirra, Qld 4225**



**Sold Apartment**

Tuesday, 19 March 2024

203/4-10 Douglas Street, Kirra, Qld 4225

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ash Witty

0755369594

**\$1,125,000**

Situated in a prime beachfront location, this immaculately renovated beachside apartment offers the ultimate in modern living, on the doorstep of Kirra Beach and a host of premium resort amenities. Kirra Beach Apartments is situated on one of the biggest allotments of land in all of Kirra and uniquely owns the airspace above the famed Kirra Village Shopping Centre, and therefore gives the 51 north-facing apartments almost no chance of being bought out unless a significant payout to the owners is one day on offer. The building offers residents and guests a large lap pool, outdoor spa, BBQ area, lift access and on-site management. Apartment 203 has been completely renovated, making this 22-year-old apartment feel modern and as fresh as a new apartment. The apartment features a large master suite, walk-through wardrobe and tidy ensuite with a bath. The second bedroom is also very large, as far as beachside apartments go with a well-sized built-in wardrobe. The third bedroom is smaller and could be used as a study, multi-purpose room or place bunk beds in for extra accommodation for the kids. Each room is furnished with high-quality wool carpet, adjustable LED lighting, new fans and new ducted air-conditioning. The new kitchen is perfectly situated to connect with the living/dining area and opens to the extra-large outdoor balcony. You can also see what the surf is doing from the balcony or just enjoy the colour-filled sky in the afternoon. There is a tidy European-style laundry with ample storage and far enough away from the bedrooms and living area. This apartment also has one of the only over-bonnet storage options in the downstairs car park. The building also has ten visitor car parks - which is unheard of for a beachside apartment block in the area. Agent's notes: Kirra is the hottest address along the Gold Coast right now and it's only going to continue this increase in demand. All those cranes in the sky are a sign of the future growth and investment being poured into the area. These companies know how truly unique Kirra is and how many people want to move to the area over the coming years. Kirra Beach Apartments has also been one of the favourite apartment blocks in the area. The building owns the airspace above the Kirra Village Shopping Centre, which means it'll likely never be built out in our lifetime and if it does, one day, it'll likely be an eye-watering amount of money paid to the Kirra Beach Apartment owners to buy back those rights. Purchasing here is as close to a "sure thing" as you can get. Apart from the investment opportunity - Kirra Beach deserves all the hype it gets. The wind is off-shore and waves are smooth in the predominate south wind. The harsh sweep mostly misses the inside beach on Kirra Point and is a favourite among locals. The suburb is also seeing the emergence of an incredible bar, cafe and restaurant scene. This has also been followed by boutique shopping stores popping up and expect more of the high-end services to come. The apartment itself is flawless. You'll be hard to find a better 22-year-old apartment in the area let alone on the market right now. The storage options are almost endless, which is really rare in a beachside apartment. The apartment is being sold as an "Expressions Of Interest" sale and a price guide and property information can be obtained by enquiring here or by contacting Ash Witty (the agent) on 0424 792 244. Location features: • 5 min walk to the golden sand of Kirra Beach • 2 min walk to cafes, bars, convenience shopping and restaurants • 10 min walk / 5 min ride to Coolangatta and The Strand Shopping Centre • 5 min drive to the Gold Coast International Airport • 45 min drive to Byron Bay • 1 hr drive to Brisbane