

**22/22 Musgrave Street, Coolangatta, Qld 4225**



**Sold Unit**

Thursday, 17 August 2023

22/22 Musgrave Street, Coolangatta, Qld 4225

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Emily Eskell  
0450920787

**\$610,000**

Amazing opportunity to reside directly opposite Kirra Beach in this spacious one-bedroom apartment located on the top floor of 'Kirra Breeze' with an absolute beachfront position and only a few steps from the world class beaches of Kirra and Coolangatta. Bright and airy with an open plan living area opening out to the generous balcony where you can take in the sensational hinterland and ocean views. Other features include bedroom with built-in wardrobe, combined bathroom and laundry, timber floors, plenty of windows, air conditioning and secure car parking under the building. This unit fronts one of the best patrolled surf beaches in Australia with views up to Surfers Paradise and beyond, this is a fantastic position offering a great lifestyle. Stroll to the cosmopolitan restaurants, cafes and shopping that Kirra has to offer, this unit offers a lifestyle second to none. Located in 'Kirra Breeze' a small block of units built in 1980 sitting on a 1012m<sup>2</sup> block overlooking the ocean. Whether you choose to have 'Kirra Breeze' as your full-time residence, surfer's weekender or perhaps utilise it as an income producing holiday or rental investment, this entry level beachfront lifestyle property is a smart choice.

Generous balcony to take in the mesmerizing hinterland and ocean views- Large spacious with plenty of windows & built-in wardrobe- Top floor location with timber floors, air conditioning- Bright and airy open plan lounge & dining opens out to the balcony- Combined bathroom and laundry- Located in 'Kirra Breeze' built in 1980- Low maintenance building with low body corporate fees- Secure car parking under the building

Location: Kirra's thriving village boasts cafes and boutiques that are metres from your doorstep, and public transport is at your front door. Coolangatta is an easy 800m stroll around the point offering a plethora of retail & cafes plus the new 'Strand' Shopping Centre with Woolworths and Hoyts Cinema. Gold Coast International Airport & Southern Cross University are literally a 3-minute drive or approximately a 15 minute walk.

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.