

**3/87 Golden Four Drive, Bilinga, Qld 4225**

**DJSTRINGER**

**House For Sale**

Monday, 3 June 2024

3/87 Golden Four Drive, Bilinga, Qld 4225

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 210 m2**

**Type: House**



David Stringer  
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## Interest Over \$1.3M

OPEN TO INSPECT SATURDAY 1ST JUNE 12:00PM - 12:30PM Welcome home to your tri-level town home which offers a sanctuary for those seeking a hint of luxury living surrounded by a myriad of lifestyle options. Anchored on a prime 1012m<sup>2</sup> allotment, this property stands among just four exclusive residences, with the added benefit of future re-development appeal. Comprises of gorgeous timber craftsmanship throughout, (3) ensuited bedrooms, spacious living, covered entertainers' deck and (2) car parking. Mere steps from the pristine shores of Bilinga / North Kirra Beach, this residence epitomises coastal living at its finest.

**KEY FEATURES:** Lower Level- Open plan air-conditioned living/dining- Modern hostess kitchen w/ island breakfast bar, integrated dishwasher & bin drawer, 6 Gas burner cooktop & SMEG Oven - Powder Room- Stylish internal laundry- Fully screened covered entertaining deck- Crim-safe screen doors & windows- Under stair storage- Single automatic lock up garage, plus exterior side parking for additional car (common area) First level - Air-conditioned master bedroom w/ walk in robe - Ensuite w/spa bath - Air-conditioned 2nd bedroom w/ ensuite Upper Level / Loft- Air-conditioned 3rd Bedroom w/ ensuite & wet bar (could be utilised as a Master bedroom with retreat, family room, home office, music / media room or fitness studio)

**OTHER FEATURES:** - Polished timber flooring throughout - Intercom and security gated access- Pet friendly

**DETAILS:** Rates - \$1,783.43 per 6 months Water - \$378.89 per quarter (approx) Body Corporate - \$138.96 per week Market Rent - in the vicinity of \$900-\$950 per week

**LOCATION:** Your new abode is positioned beachside to North Kirra Beach and a short stroll to the Surf Club, which patrols the local beach & provides a low-key social scene with a smorgasbord of meals, washed down with icy ales. You can embark on a short flat (15-20) minute stroll to Kirra's thriving cafes & continue on around the point for major shopping at Coolangatta / Tweed. In addition, the magnificent 8km oceanfront pathway will encourage you to walk, run or ride (with or without pooch in tow) from Currumbin right through to Rainbow / Tweed. For surfers & bathers, just walk around the corner to have your toes in the sand & to carve up uncrowded peaky beach breaks at your leisure. The Gold Coast Airport & Southern Cross University are close enough you can walk, yet far enough away from the threshold to avoid the immediate flight path.

**AGENT'S COMMENTS:** If you wish to savour the taste of Bali, infused with the zest of Gold Coast flavour, then immerse yourself into a new way of living & enrich your lifestyle.

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