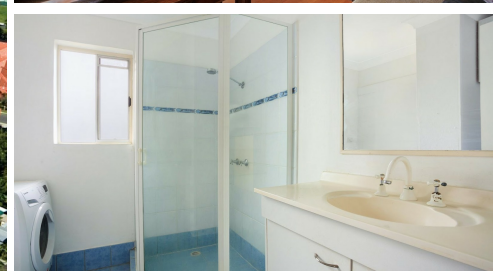


8/46 COOLANGATTA ROAD KIRRA



MICHELLE TOPPER  
REAL ESTATE



# FOR SALE

## UNDER CONTRACT CANCELLED OPEN HOUSE

If you are looking for an investment property, within walking distance to the beach, then look no further. This 2 bedroom fully furnished apartment is in a small block of 11, low body corporate fees and a current tenant in place until January 2021.

### Features include:

Air conditioned, open plan lounge and dining area with timber and leather furnishings.  
Light and airy kitchen with electrical appliances and microwave.  
2 bedrooms, the master bedroom has a built-in wardrobe.  
Main bathroom consisting of vanity, shower, W/C and combined laundry.  
The property offers 2 street access with entry via Bolton St to enter the single lock up garage.

Body Corp Fees: approx \$55.00pw

Water Rates: approx. \$1,017pa

Land Rates: approx. \$1,500.00pa

### Lifestyle / Position:

Walking distance to Kirra beach, cafes, and restaurants.

5 mins drive to Gold Coast Airport.

Close to all amenities including schools and universities

2 BED | 1 BATH | 1 CAR

PRICE:  
\$433,000

OPEN FOR INSPECTION:  
N/A



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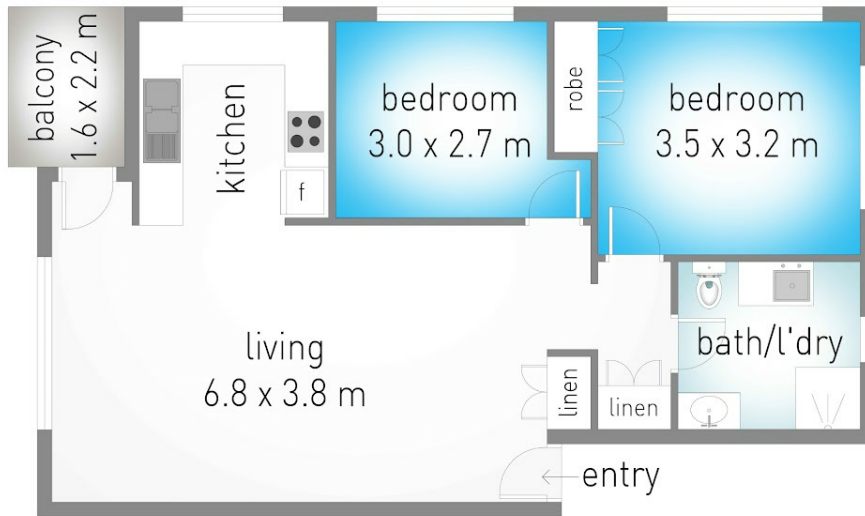
# 8/46 Coolangatta Road, Coolangatta

2 1 1

internal: 73 m<sup>2</sup> | external: 3 m<sup>2</sup> | total: 76 m<sup>2</sup>

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single garage



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.