

**SOLD**

## SOLD IN A WEEK

Large practical floor plan, low body corp, room to value add.  
This one ticks all the boxes...

Ideally located within a short walk to all amenities a homeowner or investor would seek. This large two bedroom first floor unit has a simple yet smart floor plan, that allows the new owner the potential to add extra value through renovation should they choose too. Alternatively, there's nothing to be done in its current state should you choose to move straight in or tenant your investment immediately.

This quiet complex of 12 walk up units is leafy and green throughout its grounds, and this particular unit has two good sized balconies, one on either end to enjoy the peaceful outlook and capture quality sea breezes from Kirra Beach.

### Features:

- Large Built in robes in both rooms
- Separate laundry and storage
- Undercover secure parking

### Location:

- 500m to Kirra Beach and the Musgrave Café/food scene
- 300m to Coolangatta State School and public transport
- 1km to Southern Cross University
- 1.5km to Coolangatta airport

Rental Appraisal- \$380-\$400 per week (permanent).  
Rates - \$845 half year  
Body Corp - \$42 per week  
Water - \$320 per quarter

Given the location of this unit and its price point, this property will not last long.

Please call Daniel Knapp 0403 619 833 for inspection times or for any other info.

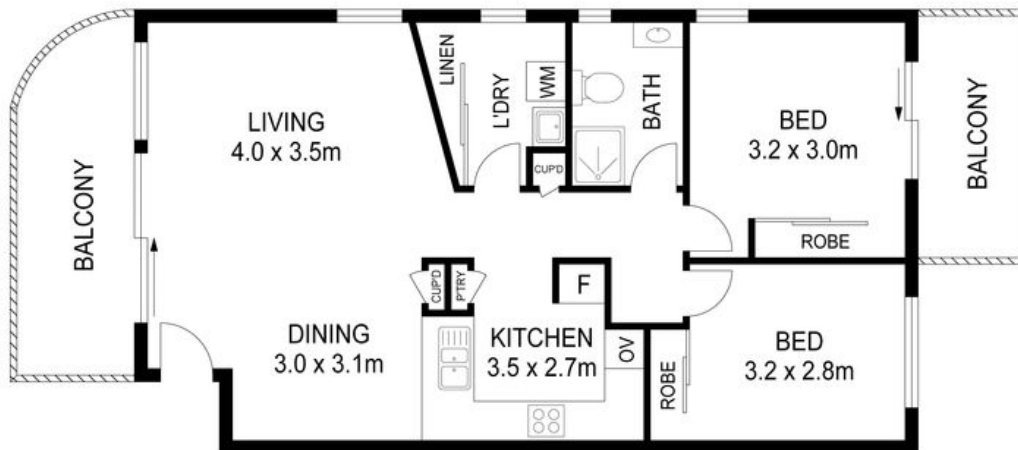
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$393,000

**OPEN FOR INSPECTION:**  
N/A



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- BEDROOMS - 2 - PROPERTY SIZE - 102 SQM  
 - BATHROOMS - 1 - LAND SIZE ----  
 - CARS - 1

- 17 KORINA AVENUE  
 KIRRA, QLD

Every attempt is made to ensure accuracy. However all measurements are approximate. This Floor plan is for illustrative purpose only & is not to scale. [open2view.com](https://open2view.com)



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.

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