

**10/462-464 Coolangatta Road, Tugun, Qld 4224**



**Unit For Sale**

Monday, 8 January 2024

10/462-464 Coolangatta Road, Tugun, Qld 4224

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Jennifer Stanley  
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## Auction

Auction Location: In Rooms - TAFE Robina Campus, The Anna Rose Room

Welcome to Tugun! A highly desirable beachside suburb on the Southern end of the Gold Coast. If you are looking to live a healthy coastal lifestyle with relaxed holiday vibes then this may just be 'The One'. This spacious two bedroom and two bathroom unit is situated within the well-maintained building "Coolangatta Gold" - a modern boutique complex conveniently located a short walk to the golden sands of Tugun Beach and the local Community Village, so you can leave the car at home! Positioned at the back of the complex and thoughtfully designed to ensure space & comfort, this property offers open plan living & dining areas, a great sized kitchen with plenty of storage and stainless steel appliances. Comfortably entertain family and friends in the generous sized communal BBQ entertainment area and pool located at the back of complex. Backing onto Council Reserve and set amongst manicured lawns and tropical gardens, creating a peaceful setting for you to soak up the warm sunshine and enjoy some quiet time. Features:- Main bedroom with built-in robe, balcony, ensuite, ceiling fan and air-conditioning- Second bedroom with built-in robe, ceiling fan and air-conditioning- Spacious air-conditioned living & dining area flows out to spacious entertainer's balcony - Large kitchen with stainless appliances including dishwasher - Combined main bathroom & laundry - Basement security parking for 2 cars- Security screens and doors throughout - Tropical pool and large BBQ and entertaining area - Body Corporate Fees approximately \$82 per week - Pet friendly building- Easy walk to Tugun Bowls Club, public transport and a selection of gourmet Cafe's & Restaurants - 3 minute drive to Southern Cross University, John Flynn Private Hospital & Gold Coast International Airport - Easy access to M1 (40 minute drive south to Byron Bay and 1 hour drive north to Brisbane)- Currently tenanted

Enjoy a low maintenance healthy beachside lifestyle amongst the natural beauty of Tugun with its relaxed community feel, friendly neighbourhood and white sandy beaches. This is an ideal opportunity for first home buyers or downsizers, alternatively it represents excellent value for the savvy investor wishing to add to their property portfolio.

Auction Venue: In Rooms - TAFE Robina Campus, The Anna Rose Room

Date: Wednesday, 31st January 2024

Time: 6:00pm with registrations from 5:15pm

Order of Sale: TBC closer to the date

Price Disclaimer: This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.