

# 102/215 Boundary Street, Coolangatta, Qld 4225

## Apartment For Sale

Tuesday, 5 December 2023



102/215 Boundary Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Belinda Trotman  
0755898688

**\$1,280,000**

OPEN FOR INSPECTION THURSDAY 7 DECEMBER FROM 11:00 - 11:30AM QLD TIME  
OPEN FOR INSPECTION SATURDAY 9 DECEMBER FROM 11:00 - 11:30AM QLD TIME  
Located in a Boutique block of only 19 Residential Apartments  
Experience the perfect fusion of luxury and comfort in this spacious, open-plan layout. Perfectly positioned in the heart of Rainbow Bay offering a large outdoor entertaining space 2 bedrooms each serviced with their own bathroom, this is one to add to your inspection list! Just a short stroll from Rainbow Bay shops, Snapper Rocks & Coolangatta shopping precinct. A seamless flow from your kitchen, living, dining to your expansive outdoor courtyard creates an effortless alfresco experience.  
FEATURES  
Ground level apartment with ducted air conditioning throughout  
Kitchen with stone bench tops, gas cook top, ample storage & dishwasher  
Spacious living room that flows to alfresco living  
Master bedroom with walk in robe & ensuite with spa bath  
Second bedroom with mirrored built ins, private outdoor area & access to back balcony  
Expansive outdoor courtyard with access to pool  
Neat laundry cupboard  
Pet friendly building  
Boutique, modern & architecturally designed building with secure electronic entry  
Secure undercover parking  
Resort style pool & BBQ area  
Dual access via Eden Avenue & Boundary Street  
THE FINER DETAILS  
Rates: \$170 per month approx  
Body Corporate: \$2,700 per quarter approx  
Administration Fund: TBA  
Sinking Fund: TBA  
Rental Appraisal: \$750 - \$800 per week approx.  
Zone: High Density Residential  
Year Built: 2010  
Holiday Rental per night approx:  
Off Peak - \$180  
School Holidays - \$260  
Easter - \$330  
Christmas - \$360  
WHERE TO FROM HERE  
• 1 minute walk to the white sands of the beach  
• 2 minute walk to Rainbow Bay coffee shops, convenience store & food outlets  
• 3 minute drive to Strand Shopping Centre, including Woolworths, butcher, book shop  
• 4 minute walk to the world famous Rainbow Bay Beach and Snapper Rocks  
• 5 minute drive to Musgrave Street Medical Practice  
• 6 minute drive to Tweed Heads Hospital  
• 7 minute walk to Twin Towns Services Club  
• 8 minute drive to Gold Coast International Airport  
• 12 minute walk to Tweed Mall Shopping Centre  
• 45 minute drive to Surfers Paradise  
• 53 minute drive to Byron Bay  
A quiet and peaceful apartment that enjoys everything you have dreamed of at your doorstep. Call Belinda Trotman 0412 881 818 to book your private inspection  
DISCLAIMER  
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