

1304/4 Miles Street, Coolangatta, Qld 4225

KOLLOSCHE™

Unit For Sale

Thursday, 13 June 2024

1304/4 Miles Street, Coolangatta, Qld 4225

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 163 m2

Type: Unit



Debora Sutton
0433252189

Auction

Gazing out across the famed Kirra Beach and Snapper Rocks surf breaks, this as-new apartment redefines contemporary coastal luxury. Nestled in the exclusive Miles Residences and extensively customised, it showcases premium finishes including engineered oak floors plus honed marble and top-range European V-Zug appliances in the gourmet kitchen. Adjacent, the living and dining area captures endless ocean vistas, framed by floor-to-ceiling glazing, while an integrated bar tempts you to pop the champagne and entertain guests on the protected balcony. Additionally, it's a serene vantage point to watch the waves roll in or migrating whales. Each of the three light-filled bedrooms offer walk-in or built-in robes, ocean views and balcony access, with the master suite also appointed with a modern ensuite. The main bathroom mirrors this elegance, enriched with full-height tiling and marble finishes. Secure parking for two cars plus lockable storage also features, while unparalleled onsite amenities epitomise the dream resort lifestyle. Stay refreshed in the 25m magnesium pool, keep fit in the state-of-the-art gym, or enjoy the sub-tropical landscaped BBQ and relaxation areas, where you can capture sensational sunsets and city skyline vistas. Whether you're seeking a luxurious "lock and leave" lifestyle, a chilled weekender, or a high-yield holiday-let investment, this apartment caters to every whim with supreme sophistication. Move-in-ready, there is even an optional furniture package that leaves no detail unattended, right down to the Nespresso coffee machine and Smeg toaster and kettle. The Highlights:

- Exquisite, extensively customised apartment gazing across world-famous Kirra and Snapper Rocks surf breaks
- Nestled within Miles Residences, boasting a south-east facing beach outlook, directly opposite Kirra Beach
- Almost brand new, showcasing quality finishes (including engineered oak floors) across a spacious 163m² floorplan
- Ideal as a "lock and leave" resort-style home, chilled weekender, or holiday-let investment
- Move-in-ready, with option to purchase furniture package even down to the Nespresso coffee machine and Smeg toaster and kettle
- Holiday-let option includes access to hotel concierge
- Gourmet kitchen upgraded with a 40mm honed marble waterfall-edge island bench, hot/cold Zip tap and European V-Zug gas cooktop, pyrolytic oven, combination steam/oven/microwave, integrated dishwasher and fridge freezer
- Floor-to-ceiling glazing in the living and dining area frames endless ocean views
- Integrated bar boasts a marble splashback, custom shelving and dual live drinks fridges
- All three bedrooms feature walk-in or built-in robes, ocean views and balcony access
- Light-filled master suite features a luxe ensuite with dual marble vanity, rain shower, concealed cistern toilet and full-height tiling
- Modern main bathroom boasts full-height tiling, marble vanity, rain shower and concealed cistern toilet
- Protected balcony gazes across the Kirra coastline to Snapper Rocks and beyond
- Keyless entry, app-controlled ducted air-conditioning
- Laundry includes a Miele washer and dryer
- Linen cupboard
- Parking for two cars plus lockable storage
- Bike and surfboard storage in basement plus eight EV charging bays
- Superior amenities, including a 25m magnesium pool overlooking Kirra Point, gym with state-of-the-art European equipment, sub-tropical landscaped BBQ and relaxation areas
- Located on the 13th floor, pet-friendly building
- High yield area, with apartments experiencing a median 7.69% price increase over the last 12 months

Perched opposite the patrolled sand and surf of Kirra Beach, this coastal pocket promises a carefree, convenient and connected lifestyle. When you're not enjoying an ocean swim or catching world-class waves at nearby Snapper Rocks, venture downstairs to Kirra Beach House for a Mediterranean-style feast or wine. For something more laidback, Kirra Beach Hotel serves up pub classics and seafood specials straight from the local trawlers. All your shopping needs are met at The Strand – a mere 850m away, plus embrace the local beauty of multiple parks that hug the coastline. Need to travel? The Gold Coast Domestic and International Airport is just 1.7km away. Live the dream holiday lifestyle or invest wisely in your future – either way, the future looks bright. Contact Debora Sutton on 0433 252 189 today. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.