

43A Rutledge Street, Coolangatta, Qld 4225



House For Sale

Tuesday, 7 May 2024

43A Rutledge Street, Coolangatta, Qld 4225

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 632 m²

Type: House



Ash Witty

0755369594

Auction

43A Rutledge Street is a completely renovated house, privately set back on an elevated block, boasting postcard views of the ocean, cityscape, and beyond to the hinterland. Rutledge Street is known as one of the premier streets in the Coolangatta, Kirra, and Rainbow Bay area. Houses here predominantly face North to Northwest, which is ideal for soaking up the sun, drying the yard, and taking in the golden sunset skies while enjoying the view over Kirra Beach and beyond to the glistening lights of Surfers Paradise. 43A Rutledge Street ticks all the boxes for beachside suburb living while enjoying the privacy, quiet, and room to accommodate the extended family. Originally a three-bedroom home, an additional multi-purpose room (possible 4th bedroom), studio, kitchenette, and storage area/office space have been added to keep up with market demand for dual-living or accommodating extended family stays or living. The entire house has been renovated or replaced, offering the new owners the feeling, comfort, and confidence of a brand-new home. The upper level's L-shaped design opens the home's lounge, dining, and kitchen area to the North, basking your living area in natural light throughout the day and opening to those incredible views. The floor-to-ceiling glass doors and plantation shutters allow you to let in as much or as little light as possible. The three bedrooms are quietly positioned toward the rear of the home, facing East to capture the warmth of the morning sun, the best way to start any day. Each of the bedrooms also opens to the outdoor areas, embracing the indoor/outdoor style of living this area is well-known for. Possibly the most stunning feature of this home is the wrap-around covered deck and terrace. At approximately 120 sqm - this area is spacious enough to entertain the biggest gatherings or to find a quiet place to relax by yourself. Again, being North-facing, these areas are sunlight-filled throughout the day and boast breathtaking views from Mt. Warning to Kirra Beach. Agent Notes: The most notable feature of this home is the quiet and secure location. Being set back from the street, the home nestles peacefully among other stunning homes, trees, and songbirds. The private driveway certainly gives the home a strong sense of security, offering a heightened level of comfort that you can only achieve with a block of this nature. One of the unspoken frustrations of Coolangatta is the lack of parking. The narrower roads, hills, and slopes aren't ideal for "ample street parking". Surprisingly, 43A Rutledge Street can comfortably accommodate seven cars with their own designated car space (i.e., not parking on the lawn or the street). Seven (7) car spaces in Coolangatta are unheard of, and a feature that the new owner is going to love! Properties along Rutledge Street traditionally don't last long on the market. The elevation, views, and aspect of the properties along the street are highly desired by buyers. Also, being renovated and refreshed - I know this home is not going to last long. Modern homes demand some level of dual-living or flexibility for the extended family. This home can accommodate this in the self-contained downstairs living space with the use of the Multi-purpose room as a possible 4th bedroom for larger families or as guest quarters. This downstairs area has its own parking, entry, grassed lawn, and gardens - with views. This home is perfect for all buying motives. The young family can feel safe and secure while enjoying a sun-drenched grassed yard and ample room to spread out. And, the home will accommodate the growing family with additional living options and car park spaces. Couples will appreciate the entertaining options and multi-zone living areas to enjoy their own space. Those looking for a weekend getaway can lock up and leave the home with the confidence of security and minimal maintenance demanded of this property. Investors can take comfort in the future growth of the area, as the demand continues to increase and investment in the area continues to grow.

Auction Details:Date: 1st of June @ 9:30am Location: On-site (43A Rutledge Street, Coolangatta Qld 4225) Please note: Offers are invited before the auction, with the owners open to accepting an offer before the auction.

Property Features:

- Digital keypad entry (fingerprint)
- Fully equipped kitchen with near-new appliances and panoramic hinterland views
- Generous master bedroom with large ensuite and walk-through wardrobe
- Bedrooms 2 & 3 with timber French doors (bedroom 2 with built-in wardrobe)
- Spacious shared bathroom with combined laundry space
- Lower living level bathroom
- Blonde timber flooring throughout
- Solar tube skylights in the kitchen, hallway, and bathroom
- Luxe outdoor shower with pebble stone base
- Reverse cycle air-conditioning in the master bedroom and living
- 5-speed remote ceiling fans throughout
- Electric window blinds (rechargeable)
- Secure upper-level parking for up to 3 cars, covered carport with surfboard racks
- Lower driveway open parking for 2 cars
- Versatile under-deck parking for 2 cars (tandem)
- Abundance of storage options across both levels
- Fully fenced, with a grassed yard and established gardens

Location Features:12 min walk (700 m) to Kirra Beach
14 min walk (900 m) to Coolangatta Beach
15 min walk (1 km) to 'The Strand' Shopping Centre
7 min ride (2.2 km) to Rainbow Bay (Greenmount Point & Snapper Rocks)
5 min drive to Gold Coast International Airport
8 min drive to John Flynn Private Hospital
45 min drive to Byron Bay
1 hr drive to Brisbane