

**5/123-125 Coolum Terrace, Coolum Beach, Qld 4573**



**Unit For Sale**

Thursday, 21 March 2024

5/123-125 Coolum Terrace, Coolum Beach, Qld 4573

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 295 m2**

**Type: Unit**



Mark Lawler  
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## Price Guide \$1,300,000 Plus

Welcome to Riviera Apartments a small and exclusive complex of just 7 units located on sought-after Coolum Terrace. "Maddie and I are thrilled to present the rooftop penthouse unit 5 to the market for the very first time" says Mark from R&W Coolum. The features of this apartment include a spacious living and dining area bathed in natural light, plus a well-appointed central kitchen. There's brand new carpet in the bedrooms and the unit has been freshly painted. The master bedroom has a walk through robe to a private ensuite bathroom, and there are 2 additional bedrooms plus a 2nd bathroom providing versatility for guests, children, or home office space. The ocean views are breathtaking from virtually every room with glass sliding doors opening to the balcony from both the living room and the master bedroom. However the pièce de résistance of this penthouse is the expansive 128m<sup>2</sup> private rooftop terrace, offering unparalleled panoramic views of the ocean and the surrounding coastline. This exclusive outdoor space provides an ideal setting for al fresco dining, entertaining guests, or simply basking in the coastal sunshine. The apartment comes with an oversized lock-up garage, providing secure parking for your vehicle plus additional space for a trailer, small 2nd car, recreational equipment, beach gear, personal belongings or a workshop. Ideally located within walking distance to the beach, surf club, cafes, and shops, the Riviera residents can enjoy leisurely strolls along the pristine shoreline, partake in fishing, swimming and surfing or indulge in culinary delights at nearby restaurants. Here are the features at a glance:- 3 bedrooms- 2 bathrooms- Private rooftop terrace- Oversize lock-up garage - Small complex of 7 - Freshly painted- New carpets in bedrooms- First time ever to market - Low body corp fees of \$96 per week- Panoramic ocean views - Walk to beach, surf club, cafes and shops I know we will be asked, so here are the area dimensions: - Unit internal 110m<sup>2</sup> - Balcony 20m<sup>2</sup>- Rooftop 128.5m<sup>2</sup> - Garage 36.5m<sup>2</sup> - Total: 295m<sup>2</sup> Don't miss this opportunity to acquire a top-floor penthouse apartment with panoramic ocean views in a small, exclusive complex. Call Mark Lawler on 0423 766 713 or Maddie Lawler on 0432 884 184 for more information.