

**510/4 Miles Street, Coolangatta, Qld 4225**



**Apartment For Sale**

Thursday, 16 May 2024

510/4 Miles Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

Discover a new standard in relaxed beachfront living with this new apartment inside 'Miles Residences', a luxurious development in popular Kirra. Perched directly opposite one of the Gold Coast's rare north-facing beaches, the Level 5 home has unobstructed views spanning the ocean, city skyline, park and hinterland. Timeless and sophisticated, the interior boasts a soothing neutral colour palette championed by engineered timber floors and stone benchtops. Glazing frames the practical floor plan, maximising natural light and the breathtaking coastal vistas. In the chef-level kitchen, premium Ilve appliances promote gourmet meals from the comfort of home. The bright, open living and dining zone flows to the curved balcony, where you can soak up the unrivalled, 180-degree panorama while entertaining guests. A level of separation enhances the sense of peace and privacy for the home's two bedrooms, which both enjoy an ocean outlook. Meanwhile, the versatile multi-purpose space is suited for use as an office or media room. The apartment has been appointed two side-by-side basement car parks and a secure storage cage. In addition to a gym, the building offers resort-level amenities overlooking the beach, which include a 25m swimming pool, outdoor shower and covered entertainment space with barbecue facilities and tropical plants.

**The Highlights:-** New apartment inside Miles Residences- Ocean, city skyline, parkland and hinterland views- Collection of 116 modern apartments opposite Kirra Beach- Communal, resort-style amenities, including a 25m lap pool, outdoor shower, alfresco entertainment space with BBQ facilities and plants, all overlooking the ocean, plus a gym- Contemporary coastal interior featuring neutral tones and engineered timber floors- Large, curved balcony accessed via living zone and both bedrooms- Open living, dining and kitchen area with sheer curtains, coastal view and balcony access- Kitchen features Ilve oven and five-burner gas cooktop; integrated Fisher & Paykel fridge and freezer drawer; Built in Linaire microwave; double sink with Schock tap; abundance of storage; central island with storage and seating- Master bedroom features walk-in robe, ensuite with free-standing bath, dual vanity, private toilet and shower with rain and hand-held heads- One additional bedroom with built-in robes- Both bedrooms have coastal outlook, plus sheer and block-out curtains- Media room with cavity sliding door to enclose- Bathroom with single vanity, toilet and shower with rain and hand-held heads- Laundry with sink and built-in hanging rail- ABB intercom and security system- Ducted air-conditioning and ceiling fans throughout- Two side-by-side basement car parks plus secure storage cage

**Outgoings & Income:** Water Rates: \$1,172.64 per annum approximately Body Corporate Fees: \$127.99 per week approximately Rental Appraisal: \$1,500 - \$1,750 per week approximately

Kirra is a burgeoning coastal pocket within the suburb of Coolangatta, which is favoured for its relaxed lifestyle revolving around the beach. The address sits directly across from the patrolled sand and surf of Kirra Beach and renowned surfing breaks, including Snapper Rocks and Duranbah Beach are within 2.5km. Hospitality venues such as the Kirra Beach Hotel, Kirra Beach House and Siblings are on the doorstep, while the retail precinct of Tweed Mall Shopping Centre is conveniently located 2.3km away. The Gold Coast Highway allows for easy access to the heart of the Gold Coast, while the Gold Coast Airport is 1.7km away for travel further afield. Be the first to enjoy this contemporary apartment inside a premier beachfront building – contact Paul Harrison on 0418 358 145.

**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.