

6/24-26 Dutton Street, Coolangatta, Qld 4225

DJSTRINGER

Unit For Sale

Wednesday, 28 February 2024

6/24-26 Dutton Street, Coolangatta, Qld 4225

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



David Stringer
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Leisa Thorley
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Interest Over \$1,125,000

OPEN TO INSPECT SATURDAY 20TH APRIL 10:00 - 10:30AM Welcome home to a light filled (3) bedroom 1st level residence boasting a generous open layout and expansive terrace style balcony overlooking Goodwin Park. Nestled within a boutique building comprising just (9) residences and constructed in 2009, your coastal abode offers an exclusive and intimate living experience. With the added benefit of two allocated side by side car spaces and within 100m to Coolangatta CBD, this property presents the perfect balance of tranquillity and accessibility, promising an unparalleled lifestyle for those seeking an ultimate coastal retreat close to all amenities. KEY FEATURES:- Tiled living & separate dining zone- Social kitchen w/ dishwasher- Master bedroom w/ ensuite & built in robe- Bedroom (2) w/built-in mirror robes- Bedroom (3) has built-in mirror robe & also opens up to facilitate a multi-purpose room- Euro-style laundry- Ducted air-conditioning & split system in bedroom (3)- Generous terrace style balcony overlooking Goodwin Park- Secure basement parking for 2 vehicles (side-by-side)- Pet friendly DETAILS: Body Corporate - \$95.12 per week Rates - \$1,207.23 per half year Water - \$419.60 per quarter year Market Rent - in the vicinity of \$800 per week LOCATION: Your new home is a mere 100m from the core CBD precinct of Coolangatta and as such, offers a smorgasbord of dining & retail options including the Strand Shopping Centre anchored by Woolworths. For beach lovers & surfers, you can simply stroll over to the beach & return home with your hair still wet. World class breaks such as Kirra, Snapper & Greenmount are also walking distance, although a push bike or e-scooter would be a worthwhile investment. The Gold Coast Airport & Southern Cross University are within (5) minutes from home or less than a \$7 Uber fare. AGENT'S COMMENTS: Whether you are looking to take up residency and immerse yourself into a superb coastal lifestyle or wanting an idyllic property for investment, then this property is a smart choice. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. DJ Stringer Property Services Pty Ltd and its staff will not be held responsible for any act or omission arising from the accuracy of such material. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way limited & directed, to your legal representative, any local authorities, the Contract of Sale and in the event of a Unit, Strata Title or Community Title, refer to the Body Corporate, Community Management Statement & Disclosure Statement for any information on the property, Common Property & Exclusive use areas, that may directly or indirectly affect this property.