

**8/29-31 Dixon Street, Coolangatta, Qld 4225**



**Sold Unit**

Wednesday, 12 June 2024

8/29-31 Dixon Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Gavin Keith  
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**\$775,000**

Just a short stroll from the golden sands of Coolangatta and Greenmount Beach, as well as the iconic Snapper Rocks surf break, this superb and central apartment invites you to leave the car keys at home every weekend. Soak up the sun, swim in the ocean, and enjoy the very best of relaxed coastal living right at your doorstep. Positioned in the heart of Coolangatta, this home is in the sought-after Belvedere building and overlooks Goodwin Park. Freshly painted and well maintained, this property offers an excellent lifestyle with peace, privacy, and a picturesque leafy outlook. Inside, the apartment is spacious and bright, filled with plenty of natural light. The functional open-plan layout features a kitchen with generous bench and cupboard space, two good-sized bedrooms (the master with its own ensuite), and a large living/dining area that opens onto an expansive tiled outdoor balcony-perfect for relaxing, entertaining, and enjoying the park views. This lifestyle-friendly property is ideal for first home buyers, downsizers, and investors alike. Secure parking for one vehicle is conveniently located on the same level as the apartment. Additionally, there is a storage cage available for any additional storage needs. Opportunities such as this are rare, especially in such a tightly held and enviable location. Ready for the next chapter, the owner is committed elsewhere and is ready to sell. Don't miss the opportunity to make this apartment yours!

**THE FINER DETAILS:** Council Rates: \$1,207 per half annum (approximately) Body Corporate Levies: \$96 per week (approximately) Sinking Fund Balance: \$98,774.71 as at 30th November 2023 Rental Return: Currently achieving \$550 per week with a lease expiring October 2024 Rental Appraisal: Potential to achieve \$650-\$700 per week

**WHERE TO FROM HERE?** Direct access to Goodwin Park 800m to Tweed Mall 650m to Coolangatta's Beachfront 700m to The Strand at Coolangatta 750m to Greenmount Beach 1.8km to Snapper Rocks 2.8km to Gold Coast Airport & Southern Cross University 45-minutes to Byron Bay 45-minutes to Surfers Paradise Within easy access to public transport

This property is being sold as an "Expressions Of Interest" with all offers being presented immediately to the owner for consideration and/or response. Call Gavin Keith 0438 243 441 to arrange your inspection.

**DISCLAIMER** The information relating to this property has been obtained by a third-party source, which is believed to be accurate and reliable. RBR Property Consultants has taken every care to ensure this information is as reliable and accurate as possible but may be subject to errors and omissions. RBR gives no guarantee that this information is 100% correct and it is recommended that you consult an advisor to verify any information for any properties.