

**8/54 Dutton Street, Coolangatta, Qld 4225**

**DJSTRINGER**

**Unit For Sale**

Wednesday, 24 April 2024

8/54 Dutton Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Stringer  
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## Interest Over \$750K

OPEN TO INSPECT SATURDAY 18TH MAY 12:00 - 12:30PM Spacious modernised two-bedroom unit located on the (first level) mid floor, effortlessly blending convenience with lifestyle appeal. Nestled within a well-positioned building, it grants simple access at the rear to Goodwin Park, encouraging residents to leisurely explore the vibrant shops and café culture of Coolangatta & the Tweed. With its generous terrace style balcony, showcasing scenic park vista and the serene atmosphere of the tropical pool, this residence offers a welcoming haven to call your own.

**KEY FEATURES:-** Open plan living - Brand new Aqua Stone V7 SPC/Hybrid easy care flooring throughout - Generous full length terrace style balcony - Modern kitchen w/ new dishwasher - Spacious master bedroom w/ built in mirror robe & bay window - 2nd bedroom w/ built in mirror robe & bay window - Main bathroom w/ separate bath & integrated laundry facilities - Secure single auto lock up garage in basement - Tropical pool in complex

**DETAILS:** Body Corporate - \$68.00 per week approx. (with 20% prompt payment applied) Rates - \$1,207.23 per half year (with 10% prompt payment applied) Water - \$390.69 per quarter year Market Rent - Excellent tenants on lease until 4th October 2024 paying \$600 per week (market rent in the vicinity of \$695 per week).

**LOCATION:** 'Park Place' is home to 21 units over 3 levels aloft a prime 2023m<sup>2</sup> allotment. The convenient location of the unit delivers you the opportunity, via the back gate, for a flat walk through Goodwin Park to the main streets of Coolangatta and fabulous surf beaches. For more major shopping, simply travel another (5-7) minutes South to find the Tweed Mall & Tweed City Shopping Centres. The Gold Coast International Airport & Southern Cross University are literally a (5) minute drive. For surfers & beach lovers, you will revel in miles of uncrowded beach & breaks such as Kirra Point, Snapper, Rainbow & D-bah which are just a short bike ride away.

**AGENT'S COMMENTS:** A private & homely abode with a coastal feel provides an outstanding purchasing opportunity for those seeking a lifestyle residence close to all major conveniences.

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