

**9/16 Dutton Street, Coolangatta, Qld 4225**



**Sold Unit**

Friday, 22 September 2023

9/16 Dutton Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

**\$890,000**

Whether you are looking for a prime investment or the sun, surf and sand to call home, this top floor apartment with a private terrace sets itself apart from anything else you might have seen recently, I look forward to showing you through. Situated a stones throw away from Coolangatta Beach, there is certainly no questioning the lifestyle on offer here. With popular restaurants, cafes, boutique shopping options and so much more at your fingers tips this property should show great capital growth and a sound investment long term. This much loved home has been well cared for throughout the years and offers you a fresh start with the interior recently painted. A wonderful Northerly aspect means you'll be able to sit out and enjoy morning coffee and afternoon wine, all from the same balcony should you choose. That's exactly what we love most about this property, it provides choice! Offering two balconies as well as an oversized private terrace overlooking the pristine complex pool and twinkling lights of Coolangatta. The current owner has known the terrace to be a wonderful art space, spa area and now used most recently for relaxation and entertaining large groups of family and friends. What ever you choose, it's right there to make your own! Don't miss the opportunity to inspect this generous home in the heart of Coolangatta. For all enquiries please contact Kristy Thatcher on 0434 398 954. Features:- Two good size bedrooms both with built-in wardrobes- Master bedroom with private balcony and ensuite- Second bedroom with sliding door access to large private terrace- Light-filled open plan living and dining area - Generous kitchen with electric cooktop, stainless steel oven, microwave cavity and dishwasher. Kitchen offering ample bench space- Main bathroom with combined laundry- Two secure car spaces, one being a lock-up garage with a separate secure storage room- Security intercom- Complex pool Council Rates: \$978.96 (6 month period) Body Corporate: \$1,725 (6 month period) - Approx \$67 per week Rental Appraisal: \$700 to \$750 per week Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.