

**9/27-29 Dutton Street, Coolangatta, Qld 4225**



**Apartment For Sale**

Thursday, 18 April 2024

9/27-29 Dutton Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Ash Witty

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## Forthcoming Auction

Sunrise Sea Luxury Apartments is a north-facing apartment complex located only 200 meters from the centre of Coolangatta, built 27 years ago. Apartment 9 is situated on the first level, just a few steps up from street level. Positioned at the end of the complex, the apartment opens to the north-east, boasting only one neighbour. The enormous wrap-around balcony is one of the largest among two-bedroom apartments in the area. Inside, the apartment has undergone beautiful renovations. The modern contemporary styling throughout imbues the home with a warm and bright ambience, inviting in the morning sun while allowing refreshing breezes to flow through. Both bedrooms also feature split-system air conditioning. The complex also features a pool, poolside entertaining area, and barbecue facilities. Agent's notes: We have sold numerous two-bedroom apartments in the area, including many within this complex over the years. This particular apartment is truly exceptional...Spanning over 159 sqm, including the oversized balcony, this home is perfect for downsizers or young buyers seeking a combination of location, affordability, and spacious living. The balcony space faces northeast, basking in sunlight and surrounded by a well-maintained garden, with its rear garden for gardening enthusiasts. Rarely do we encounter two side-by-side car park spaces in a two-bedroom apartment, let alone the addition of a lockable shed in the secured car park. The property is conveniently located just a few hundred meters from Coolangatta's centre and its world-class beaches. The walk or ride is effortless, with no steep sections to navigate. From the street, access to the apartment involves only a few steps, with the entry stairwell being the closest to the complex's secure entry. You'll never feel engulfed by neighbouring apartments. This apartment sets itself apart from the rest. Ideal for downsizers, young purchasers, weekenders, and investors alike. There's no need for renovations; simply move in or have your tenant do the same. Whether now or in the future, you can't go wrong with this one!

**Property Features:** Two Bedrooms (including the master suite) Two Bathrooms (including the ensuite) Dining area Open-plan kitchen with garden views Open-plan living area Split system air conditioning in both bedrooms Ceiling fans throughout Wrap-around north-east facing balcony Two exclusive sizeable gardens. Only twelve (12) steps from the curbside to the apartment entry Laundry space neatly tucked in the shared bathroom Complex pool and BBQ area Gated entry with intercom system Two secured car spaces (side by side) Storage cage

**Location Features:** 5 min walk to The Strand Shopping Centre (Coolangatta) 5 min walk to the heart of Coolangatta's shopping, dining and entertainment precinct 5 min walk to the golden sand of Coolangatta and Kirra Beach 5 min ride to Snapper Rocks 10 min walk to the new "Kirra Point" restaurant and bar precinct (completion in 2024) 5 min drive to Gold Coast's International Airport 10 min drive to John Flynn Hospital 1 hr 30min drive to Brisbane 45 min Drive to Byron Bay

Don't miss the chance to own this rare spacious lower-level two-bedroom apartment with an oversized balcony, exclusive gardens and two (side by side) secured car parks. This penthouse at Cumberland Court offers a lifestyle beyond compare. Contact us today to arrange a private viewing. Disclaimer: All information provided is deemed reliable but not guaranteed and should be independently verified