

**30/32-34 Musgrave Street, Coolangatta, Qld 4225**



**Apartment For Sale**

Saturday, 29 June 2024

30/32-34 Musgrave Street, Coolangatta, Qld 4225

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Andrew Rouse  
0419572201



Mark Stafford  
0413302222

## Auction

'Centre Court' in the heart of Kirra Beach, this beautiful 236m<sup>2</sup> penthouse apartment commands a prime oceanfront position that will never be built out, offering breathtaking vistas of rolling surf waves and the coastline extending to Surfers Paradise and beyond to North Stradbroke Island. Currently owned by the family of legendary Australian tennis player Ken Rosewall and located in the 'Centre Court' building he co-developed, this exceptional home combines world-class design with an unparalleled location, making it an extraordinary buying opportunity. One of only two top-floor apartments, the spacious layout features two separate living areas, each with ocean views and balconies. The primary living area includes a stylish wet bar, perfect for entertaining guests on the expansive main balcony. Alternatively, relax with an artisanal coffee from one of the nearby cafes and restaurants and soak up the sun and sounds of the surf. With three bedrooms, two bathrooms and a separate study, this apartment is large enough for a family yet also ideal for downsizers seeking a lifestyle home or couples wanting the space and flexibility for guests. The apartment is beautifully presented and immediately liveable, with the scope to renovate and truly make this sensational space your own. Coming to the market for the first time in over 44 years, this tightly held and cherished home is a rare opportunity to own a piece of history in an unrivalled beachfront location. Call now to arrange a private in-person or virtual inspection.\*The building will undergo major upgrades (which are already paid and accounted for by the current owners) of a building repaint, main balcony tile replacement for the apartment, and new windows across the building, over the coming months\*Walk Through Video Link:[https://youtu.be/0r3Br\\_fqbCY?si=cehKS4gsuuKFZmD-Features:3 bedrooms, 2 original bathrooms and a separate study](https://youtu.be/0r3Br_fqbCY?si=cehKS4gsuuKFZmD-Features:3%20bedrooms,%202%20original%20bathrooms%20and%20a%20separate%20study) Spacious open-plan living and dining area plus a separate family lounge Updated, modern kitchen and wet bar, ideal for entertaining Expansive east-facing entertaining balcony with stunning views Private oceanfront balcony off the main bedroom and family lounge Internal laundry room and private drying court 236m<sup>2</sup> of living space (178m<sup>2</sup> internal, 58m<sup>2</sup> balconies and drying court) 2 secure basement car spaces with storage sheds Exceptional waterfront location moments from Kirra's café and dining strip Fresh interiors with timber-look flooring and plantation shutters Good natural light and ocean breezes Beautifully presented with scope to enhance Location: Cafes and dining at your doorstep 120m to Kirra Beach 400m to Kirra Beach Hotel, Surf Club, Beach House 750m to Coolangatta State School 1km to Kirra Hill Lookout and Seawall 1.3km The Strand at Coolangatta 2km to Tweed Mall 2.6 km to Gold Coast International Airport 2.9km to Southern Cross University 16km to Burleigh Heads 30km to Surfers Paradise Amenities: Resort-style inground pool Sunny, landscaped outdoor sitting area with gardens Secure intercom access and lift Ground floor shops, café, medical, hairdresser Building: 'Centre Court', 6 levels, 22 residential apartments 10 ground-level retail spaces Co-developed by Australian tennis legend Ken Rosewall Build completed in 1978 Financials: Rates \$2176 last half Water \$528 last quarter Body Corporate \$288 per week Sinking Fund \$940,287 as of 14.06.2024 This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* Denotes approximate measurements.