

**302/1-3 Douglas Street, Coolangatta, Qld 4225**

Coastal

**Apartment For Sale**

Wednesday, 12 June 2024

302/1-3 Douglas Street, Coolangatta, Qld 4225

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Awaiting Price Guide

Experience unparalleled luxury at Residence 302, Nirvana by the Sea. Nestled along the breathtaking shores of Kirra Beach, this exceptional 2-bedroom, 2-bathroom apartment offers a unique blend of 5-star resort living and sophisticated coastal charm. Located at 1-3 Douglas Street, Coolangatta, this residence promises a lifestyle akin to a perpetual vacation. Positioned on the 3rd level, this stunning residence boasts north-east facing views that span from the pristine sands of Kirra Beach to the renowned Snapper Rocks. The expansive master bedroom boasting superb ocean views features a large ensuite with a marble bathtub and vanity complimented by timber finishes, offering a decadent & serene space to watch whales from your spa bath whilst sipping a glass of bubbly through floor-to-ceiling glass doors. Both bedrooms are light & bright, the airy atmosphere capturing sea breezes whilst you watch the endless waves from the Pacific Ocean from the comfort of your bed. The open-plan kitchen, also boasting endless ocean views, is the heart of the apartment and a culinary delight. Perfect for chefs and family cooking, it features stone benchtops, Miele appliances, and impressive mirrored splashbacks. The excellent storage options and the feel of a large kitchen make it ideal for preparing meals. The island bench, crafted from stone and mirrored surfaces, adds a wow factor and is perfect for both casual dining and entertaining. The combined living and dining area flow seamlessly onto a spacious balcony which frames breathtaking views of Kirra beach Shoreline and endless ocean views to Snapper Rocks. For convenience enjoy sliding glass doors that can be adjusted to suit the weather and your outdoor entertaining needs. The balcony is large enough to accommodate a dining table, large garden pots, and surfboards, all while overlooking the world-famous Kirra Beach and beachside parkland complete with walking/cycling track and children's play areas.

**Residence 302 Highlights:**

- 5 Star Luxury Living
- Breathtaking North East views of world famous Kirra Beach through to Snapper Rocks
- Positioned on the 3rd level
- 2 Bedroom, 2 bathroom, 1 undercover secure car space plus a new space commander storage unit
- Bedrooms equipped with floor-to-ceiling mirrored wardrobes, ensuring ample storage and convenience
- Large open plan kitchen, island stone benchtops and European appliances, range hood, built-in microwave, and dishwasher and ample storage, with soft closing cabinetry. All appliances have been recently serviced
- Spacious open plan lounge/living area opening up to the impressive outdoor area all boasting ocean views
- Undercover spacious alfresco outdoor balcony offering uninterrupted views of world-famous Kirra Beach
- Apartment carpeted in sand colour adding a luxe coastal feel to the property
- Decadent bathroom finishes for luxury living, large frameless shower screens, on-trend tapware, newly installed Italian hoses & designer tapware, marble & timber vanity and great storage options
- Floor to ceiling glass windows and sliding doors
- Smart laundry with front-load tumble dryer
- Enjoy year-round comfort with ducted air-conditioning and heating system
- Fast lift from the secure basement car park
- Newly installed Space Commander Storage Unit - (Height: 2,025 mm, Depth: 810 mm, Width: 2,510 mm, Capacity: 1.8 M3)

**Nirvana By The Sea Features:**

- Elegant & Impressive air conditioned Lobby
- Exclusive executive lounge with private wine lockers and pool table & kitchenette
- Air conditioned gym
- Sauna & steam room
- Plunge pool / spa with hinterland views
- 25m heated lap pool with Pacific Ocean Views
- Exceptionally large BBQ area for entertaining and dining under the stairs
- Manicured gardens throughout leisure areas
- Teppanyaki BBQ area
- Zen Gardens adorned with water features
- Gold Star Move Theatre with leather seating, air conditioning, bean bags and kitchenette
- Two fast speed lifts
- Professional on-site managers
- Ample visitor car parking
- Comprehensive Security System
- 81 Apartments within the complex
- Built in 2009
- Professional and friendly Body Corporate

**Property Outgoings:**

- Council Rates: \$452 quarterly
- \* Water Rates: \$979 bi annually
- \* Rental appraisal \$1,000 - \$1,100 per week

Contact agent for holiday letting information

**Location:** Nirvana by The Sea Residences is superbly located across the road from Iconic Kirra Beach. Enjoy a vibrant retail precinct & plethora of fashion, homeware retailers, upmarket restaurants, bars, cafes and surf clubs on your door step minutes a short stroll from the lobby. Public transport, Southern Cross University, John Flynn Hospital, The Strand Shopping Centre and Gold Coast International Airport all nearby. Residence 302 at Nirvana by The Sea epitomizes the pinnacle of beachside luxury living. Whether you seek a permanent residence or a holiday retreat, this exquisite property promises to elevate your coastal lifestyle to new heights. Every detail has been meticulously crafted to offer an unparalleled, elegant coastal experience. Join us at an open home and step into your own slice of paradise.

**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.