

4 Bolton St, Coolangatta, QLD, 4225



House For Sale

Tuesday, 3 September 2024

4 Bolton St, Coolangatta, QLD, 4225

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Ashley Witty

Coolangatta's premier home - Auction on-site

Please note: This is a large freestanding home on strata title. Please chat with the agent (Ash Witty) if you are unsure of this or have any questions about the strata title or what this means.

4 Bolton Street is a spectacular, show-stopping home, widely regarded as one of the finest properties in Kirra-and for good reason. This stunning residence is designed to tick every box on your list, along with some you never knew you needed but now won't want to live without. Nestled at the end of a private cul-de-sac and just 300 metres from Kirra Beach, this home offers unparalleled access to everything you could ever want in your local village-café's, bars, clubs, dining, shops, beaches, and parks-plus proximity to Southern Cross University and Gold Coast International Airport. Everything is within a short, flat walk or a breezy bike ride, making this a lifestyle where the car can be left at home as you spend your days walking or cycling everywhere. You're also on the doorstep of some of the best beaches and surf breaks in the world.

This architecturally designed home, built 16 years ago by Nat Johnston of Measured Up Builders, one of the area's most reputable high-end home builders, is nothing short of spectacular. The home features five bedrooms (or four bedrooms plus a study), a media room, two living areas, a sunroom, and an extra-large covered deck, all surrounded by beautifully landscaped gardens and a pool with a spa. The current owners had the home built for themselves with no expense spared, ensuring it was built to last with class and quality. The internal ceiling heights range from 3 metres to 2.7 metres, complemented by porcelain tiles throughout the lower level and brand-new flooring on the upper level.

The upstairs area boasts four bedrooms, including an oversized master suite. The master suite is spacious enough to serve as both a bedroom and a parent's retreat, featuring a walk-through wardrobe and a luxurious ensuite with dual vanities and dual showerheads. Both the ensuite and the shared bathroom upstairs are equipped with heated flooring, heated lighting, and baths (including a spa bath and heated towel rails in the master ensuite).

One of the home's most impressive features is the outdoor living and entertaining space. Homes in this area are not typically known for flat backyards and landscaped gardens, but this property offers ample room for entertaining, children to play, pets to run, and quiet spaces to relax with a hot or cold drink. The fixed-seating fire pit, surrounded by lush gardens, serves as a beautiful focal point in this space. The enormous elevated covered deck overlooks the 7 x 4-metre heated pool and spa, complete with lighting and a waterfall.

Agent's notes:

I'm fortunate enough to sell and see many houses in the area, but 4 Bolton Street has been a spectacular surprise. When I assess a property's potential in the market, I first look at the position: 4 Bolton Street is situated at the end of a cul-de-sac, privately tucked behind the front house, and backing onto a peaceful caravan park in the flat part of Kirra. This area of Kirra is zoned for "medium density," but with a 14-metre height limit (around three storeys), you don't have to worry about a major high-rise being built next door or blocking your sunlight. The home's position backing onto the caravan park offers a beautiful, leafy outlook, and the area directly behind the house is at the park's rear, which is rarely occupied.

The second thing I consider is the aspect: Here, the sun rises to fill the sunroom, living areas, and kitchen with warm morning light. In the afternoon, the sun bathes the backyard, pool, and outdoor living areas, providing picturesque sunset skies. The sun sets behind the trees, ensuring you and your guests can relax without being scorched.

Thirdly, I look at the home's flow and features: It's clear that the owners knew exactly what they were doing. The home flows seamlessly from front to back, equipped with everything (and more) you could ask for. The owners have even freshly painted the home, laid brand-new plush carpet, and invested close to \$150K in upgrades over the past 12 months for the new owners to enjoy. While I've listed the home's features below, this is truly one you have to see to fully appreciate.

This property is being sold at auction on Sunday, 29th May at 11:00 am (on-site). Please contact the agent, Ash Witty at Harcourts Aspire, for any additional questions, inspections, or information you require.

Property Attributes:

5 Bedrooms (or 4 Bedrooms + Study)
2 Living Areas (including a living/dining area)
Enclosed Sunken Sunroom
Media Room
3 Bathrooms (including an ensuite)
Separate Toilets upstairs and downstairs
Chef's Kitchen with SMEG oven and cooktop, 40mm stone benchtops, and breakfast bar
Large Laundry
2 Car Garage plus off-street parking with electric front gate
Garden/Storage Shed
Outdoor Deck with 3.3m ceiling, built-in kitchenette, and electric block-out blind
7 x 4 metre Pool and 1.5 x 3 metre Spa (with solar and gas heating, lighting, and waterfall)
Firepit with fixed seating, tiled, and ambient lighting
Landscaped gardens with irrigation system

Property Features:

Ducted Air-Conditioning
Ceiling Fans
Ducted Vacuum System
Laundry chute
2.7m and 3m ceilings throughout
Security System (Perimeter and movement sensors with keyless entry, intercom, and panic button)
Heated Flooring in upstairs bathrooms
Master Ensuite features double vanity, double shower heads, and heated towel rails
Fridge Cavity is plumbed for water
Fully Fenced
New Carpet
Freshly painted
Extra-Large Solid Entry Doors

Location Features:

5 min walk to Kirra Beach
5 min walk to Kirra Village cafés, bars, dining, and shopping
2 min walk to public transport (including the proposed connecting light-rail project)
15 min walk or 5 min ride to The Strand Shopping Centre (with the new Cinebar licensed cinema)
5 min walk or 2 min ride to Southern Cross University
10 min walk or 2 min drive to Gold Coast International Airport
20 min drive to Robina Shopping Centre
1 hr drive to Brisbane
45 min drive to Byron Bay