



22 & 22a Rutledge Street, Coolangatta

Location, Location, Location!

Presenting an outstanding opportunity, this two-storey home is the ideal investment with development potential giving you time to masterplan your dream while holding down a strong rental yield in the meantime with 3 possible self-contained living areas, or this could be the residence perfect for the extended family.

Ideally positioned in one of the most sought-after and tightly held Coolangatta beachside locations at the foothill of Kirra point, just a short walk to the beautiful beaches and moments to all of Coolangatta and Kirra's main amenities and attractions.

Underwritten by strong development and infrastructure activity in this locale, this 1,015m² elevated site has an outstanding upside boasting potential views and Medium Density Zoning.

Currently set up as a dual living arrangement, the home comprises of two fully self-contained residences with separate entry. The upper main level with three-bedrooms, three-bathrooms including a fantastic granny or teenage retreat with own entry. Upstairs also features a spacious kitchen, open plan living and dining area leading to the massive entertaining balcony overlooking the swimming pool area with sweeping ocean vistas and hinterland views.

5 🏠 4 🚗 8 🚗

FOR SALE

Expressions of Interest

VIEW

By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



The lower level two bedroom residence features an open plan living area leading out to the undercover terrace with a gorgeous outlook over the resort style pool and hinterland.

Properties like this one located so close to Coolangatta and Kirra beach are very hard to find, and with more development in the pipeline it makes this opportunity extremely rare in this locale.

- Positioned in one of the most sought-after streets beachside in Coolangatta
- Two-level dual living home on 1,015m² of prime development land
- Spacious undercover entertaining area with hinterland and district views
- Stunning resort style pool with spa perfect space to chillax
- 5 bedroom, 4 bathroom double storey home with large front lawn and fencing
- Possible 3 self-contained areas including fantastic granny flat with own entry
- Medium Density Zoning, masterplan your dream
- Short walk to the beautiful beaches, Coolangatta and Kirra's main amenities

Known for its stunning coastline, surf beaches and beautiful coastal walks Coolangatta is more popular than ever, with people rushing in to buy from interstate locations.

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.

MORE DETAILS

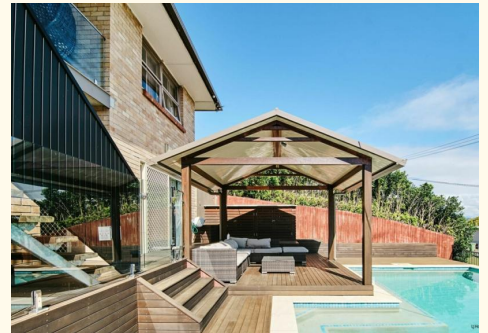
Property ID	1WUSF47
Property Type	House
House Size	258.5 m2
Land Area	1015 m2
Including	Air Conditioning
	Toilets (4)
	Pool
	Spa
	Courtyard
	Balcony
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes

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22+22A Rutledge
COOLANGATTA

-  5 Bed
-  3 Bath
-  4 Car

Internal 258m²
External 84m²
Garage 30m²
Total Area 372m²

Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own enquiries using independent sources: LJ Hooker

Upper Level



Ground Level



LEGEND

- 1. Residence | 2. Carspace
- 3. Entrance | 4. Driveway
- 5. Front Yard | 6. Alfresco
- 7. Pool | 8. Back Yard
- 9. Shed

