

Coolangatta, 22 & 22a Rutledge Street

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-



For Sale
Contact Agent

View
By Appointment

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(07) 5536 5577

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.

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.

Want to know more?

Contact us to receive the property book with outgoings, floorplan and recent sales within the surrounding area to give you some guide of value.

Follow Erin King on Instagram [@erinking.ljhooker](#)

Disclaimer:

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More About this Property

Property ID	KFAHEZ
Property Type	House
House Size	258.5 m ²
Land Area	1015 m ²
Including	Air Conditioning Toilets (4) Pool Spa Courtyard Balcony Deck Dishwasher Floorboards Built-in-Robes

Erin King 0439 060 535

Sales & Marketing Specialist | erin@ljhookerct.com.au

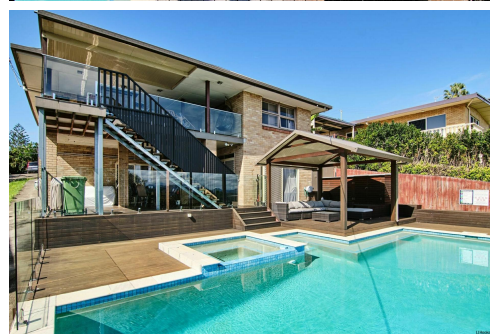
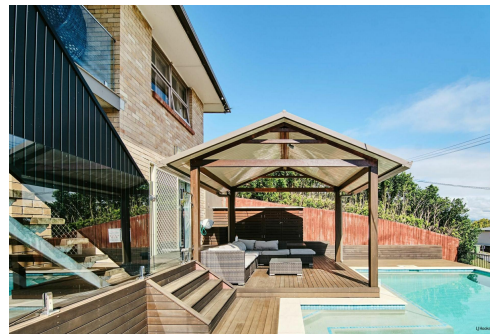
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Upper Level

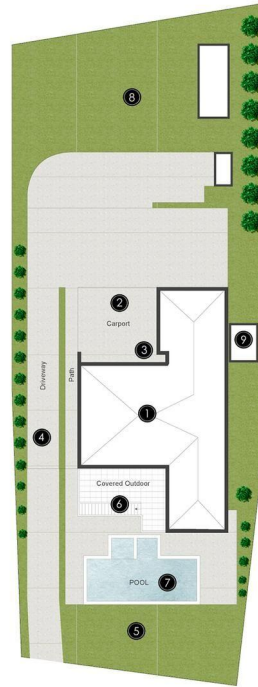


Ground Level



LEGEND

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



ERIN KING
0439 060 535

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 inquiries using independent sources. LJ Hooker



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