22 & 22a Rutledge Street, Coolangatta

Two-level Dual Living Home on 1,015m2 in the Heart of Coolangatta

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

5 4 8

FOR SALE
Expressions of Interest

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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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? Let's chat

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Disclaimer: Some photos have been digitally styled using AI.

Disclaimer:
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MORE DETAILS

Property ID	MBFHEZ
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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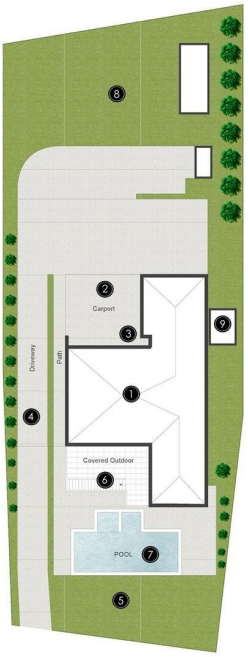
Ground Level

Upper 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 documnet or title.They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties shold make their own inquiries using independent sources. LJ Hooker

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