



28 Rutledge Street, Coolangatta

## Cool Mid Century Modern Residence - Dual Living Beachside Kirra

Elevated above the coastline in a tightly held enclave, this residence embodies the quiet confidence of timeless mid-century modern design - clean lines, enduring materials, and an effortless connection to light, air, and horizon. Set apart from anything else on offer in Coolangatta and Kirra, it is a home defined not by trends, but by enduring style and presence.

Perched securely into Kirra Hill, the home captures cooling coastal breezes and expansive vistas from every angle. As the day draws to a close, the sky is washed in deep pink sunsets-an ever-changing backdrop that reminds you just how rare a position like this truly is. Homes of this scale, elevation, and proximity to the beach are seldom offered and tightly held for good reason.

Inside, soaring ceilings and broad panes of glass create a sense of calm openness. Light moves freely through multiple living zones, sunrooms, and elevated outlooks, while the home's mid-century bones provide a refined canvas - equally suited to immediate enjoyment or a considered architectural evolution. A flat roofline

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

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invites the possibility of a future rooftop terrace or additional level (STCA), further amplifying the already commanding views.

The layout is generous and intuitive. Open-plan living, dining, and kitchen spaces flow across split levels, all oriented toward the coastline. A beautifully renovated kitchen anchors the home, while three well-proportioned bedrooms with built-in wardrobes - including a master with ensuite - are complemented by a renovated main bathroom and multiple flexible living areas.

Downstairs, a self-contained retreat - with its own entry, kitchenette, bathroom, and outdoor space - offers versatility for guests, extended family, or passive income, while maintaining privacy and separation.

Outdoors, a series of terraces, decks, and a gazebo room invite quiet mornings and long afternoons. The level rear yard offers space for a pool, gardens, or simply room to breathe - an increasingly rare luxury this close to the ocean.

Constructed with enduring materials - brick, block, suspended concrete slab, and hardwood timber - the home offers both substance and longevity. It is a residence designed to last, and to evolve gracefully over time.

Moments from world-class surf breaks, boutique cafes, and the vibrant energy of Coolangatta and Kirra, yet removed just enough to feel like a private coastal retreat - this is a location that balances lifestyle and seclusion with ease.

#### Key Features:

- Elevated two-storey character-filled home with a solid foundation
- Potential to add another level or rooftop terrace to further enhance views (STCA)
- Total of 4 bedrooms, 2 multipurpose rooms, and 3 bathrooms
- Self-contained downstairs granny flat with private entry, bathroom, and kitchenette
- Open-plan, split-level living, dining, and kitchen with sensational coastal views
- Renovated kitchen with clean, modern finishes
- High ceilings throughout living areas, sunrooms, and entire ground level
- North-facing sunroom flowing to front verandah with panoramic outlook
- Master bedroom with ensuite
- Renovated main bathroom
- Three bedrooms with built-in wardrobes
- Air conditioning and heating in living and bedroom areas
- Covered outdoor gazebo room, garden shed, and level backyard with room for a pool
- Remote double lock-up garage with high ceilings and ample storage
- Positioned in one of the most sought-after beachside streets in Coolangatta
- Easy walk to beaches, cafés, restaurants, & local amenities of Coolangatta + Kirra
- Short drive to Northern NSW and South East Queensland's best destinations

Opportunities of this calibre - defined by elevation, scale, and proximity to the coastline - are exceptionally rare. To experience the space, light, and those unforgettable sunsets firsthand, contact us to arrange your exclusive viewing.

Want to know more?

Contact us to receive recent sales in the surrounding area to give you some guide of value.

Please contact us for more information and to arrange your private inspection.

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**MORE DETAILS**

Property ID	1WFUF47
Property Type	House
Land Area	405 m2
Including	Air Conditioning Courtyard Balcony Floorboards Built-in-Robes Remote Garage

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