






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

4  3  2 

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Erin King
0439 060 535
erin@ljhookerct.com.au

Rachael Sherriff
0412 880 337
rachael@ljhookerct.com.au

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

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.

 **LJ Hooker**

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.

Erin King 0439 060 535
Follow on Instagram @erinking.ljhooker

Rachael Sherriff 0412 880 337
Follow on Instagram @rachael_sherriff_ljhooker

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	1WV6F47
Property Type	House
Land Area	405 m2
Including	Air Conditioning Courtyard Balcony Floorboards Built-in-Robes Remote Garage

Erin King 0439 060 535
Sales & Marketing Specialist | erin@ljhookerct.com.au
Rachael Sherriff 0412 880 337
Sales & Marketing Specialist | rachael@ljhookerct.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au

