



**Sold**



43 Dutton Street, Coolangatta

## SOLD BY KIM GAMBLE

Step into the perfect fusion of lifestyle, charm, and flexibility -just 500m from Coolangatta's iconic beaches. This beautifully renovated home masterfully blends modern industrial design with coastal vintage charm to create a relaxed yet refined sanctuary in one of the Gold Coast's most desirable beachside pockets.

### Effortless Elegance & Functionality

Light-filled interiors are framed by crisp white walls, high ceilings, and ornate embossed detailing-evoking timeless coastal elegance. The open-plan living, dining, and kitchen space is brought to life with rich timber floors, matte black fixtures, and seamless access to timber decks, delivering effortless indoor-outdoor living. The main residence offers a modern bathroom and two generously sized bedrooms. The second features a built-in Murphy bed-perfect for guests or as a flexible home office.

### Dual Living Potential & Entertaining Bliss

Adding to its appeal is a separate, self-contained studio or third bedroom, complete with a loft and private entry-ideal for dual living, a creative studio, or Airbnb income. Outside, a relaxed entertaining area with a firepit invites year-round gatherings, while a fully fenced, low-maintenance 797sqm block ensures peace of mind and easy living. A dog bunk house, outdoor shower, and electric gated access add

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**FOR SALE**  
CONTACT AGENT

### AGENTS

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### AGENCY

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personality and practicality. Under the home, you'll find a substantial storage area with a gym and laundry-designed to meet the demands of an active lifestyle.

**Additional Features:**

- ? Solar electricity with 16 panels
- ? Extra high carport (2.974m) with lockable storage
- ? Ceiling fans throughout
- ? Air-conditioning in main residence
- ? Fully fenced, flat yard
- ? Automated gated entry
- ? Studio with loft for extra versatility

**Location - A True Coastal Gem**

Coolangatta, or "Cooly" to locals, is where laid-back beach culture meets vibrant living. Enjoy world-class surf breaks, protected north-facing beaches, and a sunny subtropical climate that beckons you into the water year-round.

This vibrant seaside town boasts fantastic dining, shopping, and entertainment, including the renowned Quiksilver and Roxy Pro surf comps, Cooly Rocks On festival, and Coolangatta Gold endurance race. It's all within walking distance or a short drive away.

**At Your Doorstep:**

- ? < 500m stroll to Coolangatta Beach
- ? < 500m walk to The Strand Shopping Centre
- ? 900m to Coolangatta State School
- ? 1.1km to Kirra cafés, beach & restaurants
- ? 1.5km to Tweed Mall
- ? 2.4km to M1 access north or southbound
- ? 2.5km to Gold Coast International Airport
- ? 6.2km to John Flynn Private Hospital

Contact Kim Gamble - LJ Hooker Southern Gold Coast

Your next chapter begins here - steps from the sand.

**Disclaimer:**

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## MORE DETAILS

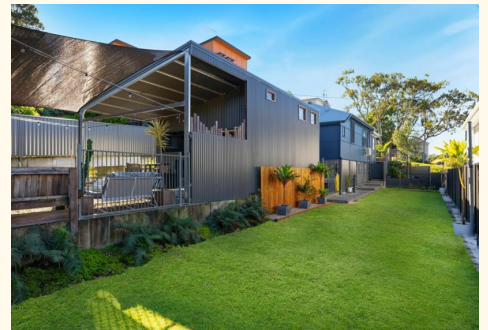
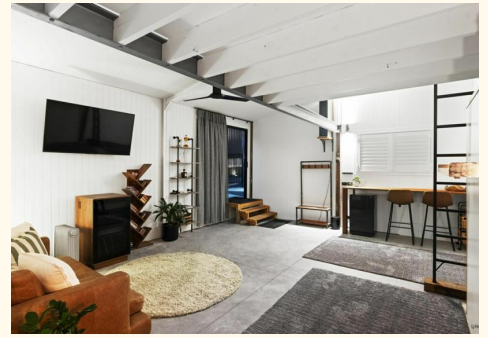
Property ID 1V1MF47  
Property Type House  
Land Area 797 m2  
Including Toilets (2)  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Fully Fenced  
Solar Panels

**Kim Gamble 0417 000 381**

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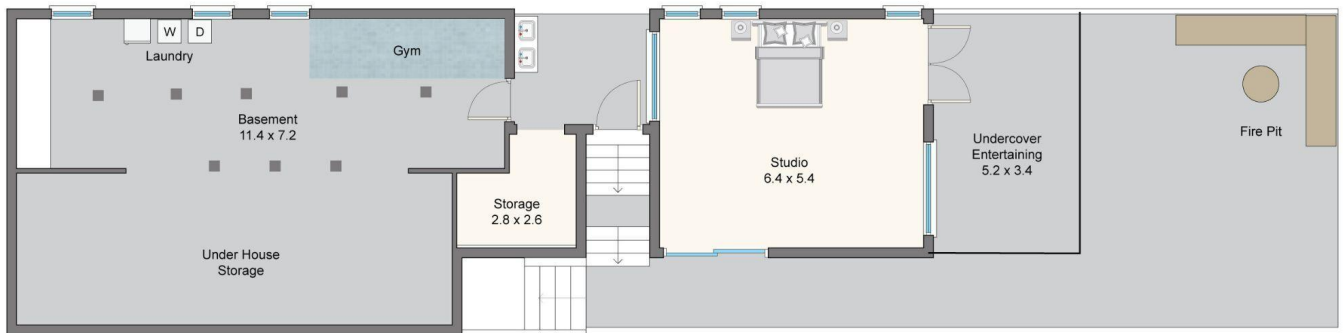
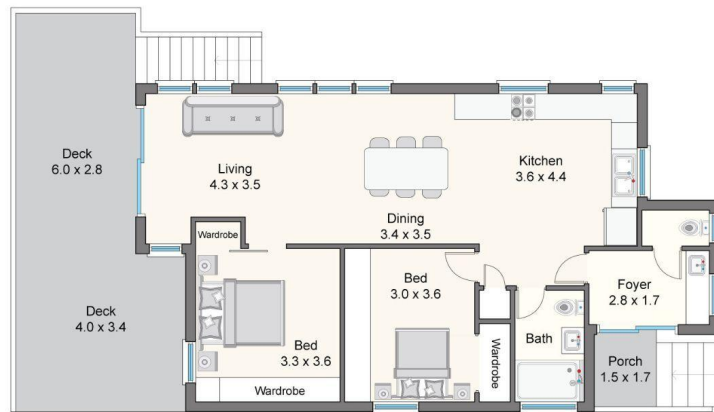
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BED	3
BATH	1.5
CAR	6
INTERNAL	109 m <sup>2</sup>
EXTERNAL	65 m <sup>2</sup>
GARAGE	30 m <sup>2</sup>
TOTAL	204 m <sup>2</sup>



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