



## Coolangatta, 47 Stapylton Street

Prime Coolangatta Real Estate Offering Dual Living

Offer Accepted - Register Your Interest Should The Contract Fall Through!

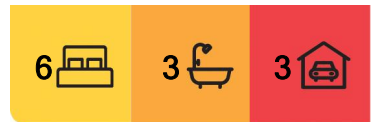
Whether you are looking for complete dual living, a large entertainers home with a vision to enhance or a lucrative investment, this 6 bedroom, 3 bathroom home in the vibrant heart of Coolangatta is a must inspect!

Imagine living just a stone's throw from some of the most exquisite beaches in the world, indulging in waterside restaurants, clubs and quaint cafes that dot the local scene. This residence isn't just about the vibrant location; it's an invitation to embrace a quintessentially Queensland lifestyle, where sun-soaked afternoons on your private balcony or hosting grand gatherings on one of Coolangatta's largest entertainment decks become the norm.

Prioritising, space, comfort and functionality we would consider this unique layout and dual



**Disclaimer:** 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.



**For Sale**  
CONTACT AGENT

**View**  
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**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

living design perfect for multi generational living with extended family. STCA the astute investor could potentially unlock two independent income streams, thanks to the versatile two-level design.

This house is undoubtably more than a home; it's a lifestyle opportunity or worthwhile investment in a prime Coolangatta locale. This property must be sold! Join us at the open home and let's negotiate your future in Coolangatta.

#### Top Floor:

- Large master bedroom with ensuite and built-in robe
- Large second bedroom with built-in robe
- Main bathroom with second toilet
- Laundry
- Full-size kitchen with gas cooking and electric appliances
- Light filled open plan living and dining
- Polished timber floors
- Sunny deck with an outlook over Coolangatta

#### Ground Floor:

- Four bedrooms
- Full size kitchen with electric appliances
- Main bathroom with toilet
- Full size laundry
- Open plan living, dining and kitchen
- Additional separate living room
- Recently painted
- Recently replaced carpet
- Sunny grassed courtyard to the front
- Oversized entertaining deck, partially undercover
- 3 bay high-set carport
- Oversized single garage/shed

#### Rental Appraisal:

House \$1,200 - \$1,250 per week

Upstairs \$600 - \$650 per week and downstairs \$800 - \$850 per week. (Subject to council approval for separated dwellings)

This property is less than a five-minute drive to Gold Coast International Airport, Southern Cross University and the M1.

Please Note: All offers will be presented to the vendor as they are submitted. The Vendor is able to accept an offer prior to the closing date.

#### 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



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## More About this Property

<b>Property ID</b>	H96HEZ
<b>Property Type</b>	House
<b>Land Area</b>	602 m <sup>2</sup>
<b>Including</b>	Balcony Built-in-Robes

### Kristy Thatcher 0434 398 954

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