



4/11 Appel Street, Coolangatta

SOLD BY JO LYNCH.

Looking for luxury beachside living, with the surf, coffee and best Gold Coast restaurants at your doorstep? This is the dream. An architecturally designed three-level home, modern and low maintenance so you can spend more time at the beach!

Completed in 2021, this quality product of Highlife Homes is one of six stunning townhouses, and with only 1 shared wall.

Light, bright, and coastal. Beautiful timber accents grace the interior and exterior. The kitchen is open plan and centered around your stone island bench with integrated sink and appliances. The butler's pantry offers plenty of storage and timber shelving. There are engineered timber floors under foot and pendant lights accentuating the Kirra coastal aesthetic!

A beautiful stone feature wall is the hero of the living space. Indoor / outdoor living extends to your generous entertainer's balcony with a micro-cement built-in barbeque space. This covered, North-facing balcony is comfortable year round with an outdoor palm leaf ceiling fan and sea breezes.

A statement hardwood timber staircase connects all levels. Three bedrooms on level 2, the master with ensuite, Juliet balcony, and

4 3 2

FOR SALE

Offers over \$1,850,000

AGENTS

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jo@ljhookerpb.com.au

AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577

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.



walk-in robe. A fourth bedroom on the ground level is perfect for guests with its own bathroom and courtyard access.

Ground level:

- Double automatic garage with epoxy floors, laundry and built-in cabinetry as storage
- Guest bedroom with built in wardrobe, ceiling fan and courtyard access
- Guest bathroom & toilet combined
- External courtyard with clothesline
- Hardwood timber staircase with timber handrail and vertical timber feature screen

Level 1:

- Open plan kitchen / living / dining
- Engineered timber floorboards
- Stone benchtops & island bench with dishwasher, electric oven & induction cooktop
- Butler's pantry with timber shelving and plenty of storage
- Pendant lighting over island bench, downlights throughout
- Upgraded ceiling fans throughout
- Renovated powder room
- Sliding doors open to large North-facing balcony; includes micro-cement built in barbeque area

Level 2:

- Master retreat with private North-facing Juliet balcony
 - Master ensuite with double vanity, bathtub & shower plus generous walk-in wardrobe
 - Bedrooms 2 & 3 feature mirrored wardrobes & ceiling fans
 - A separate bathroom services both bedrooms with a generous shower featuring brushed bronze hardware
 - Separate powder room
 - Wool carpets in all bedrooms
 - Curtains and blinds in all bedrooms
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- Solar electricity
 - Ducted air conditioning throughout
 - Individual electricity & water meters

Body Corp: \$2,496 p/a (includes building insurance)

Council Rates: \$2,050 p/a

Location:

- Kirra Beach 500m
- Kirra restaurants, cafes & local shopping strip 500m
- Coolangatta State School, across the road
- The Strand Shopping Centre in Coolangatta 1.6km
- Gold Coast International Airport 2km
- John Flynn Private Hospital 5km
- Tweed Hospital 2.7km

Please contact Jo & Jo to arrange your viewing.

Jo Lynch - 0424 420 884

Jo Elwin - 0409 429 785

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

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MORE DETAILS

Property ID	KXNHEZ
Property Type	Townhouse
Including	Toilets (4)

Jo Lynch 0424 420 884

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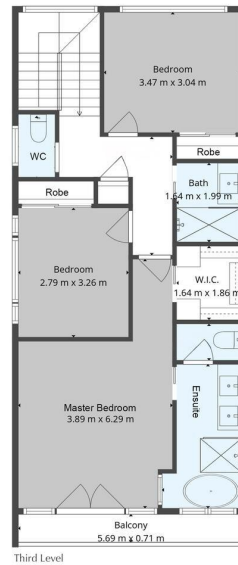
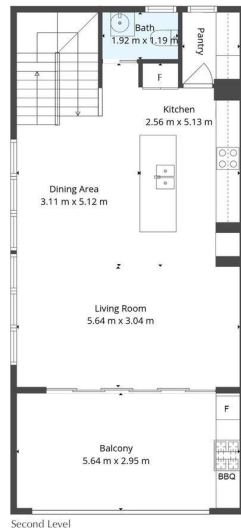
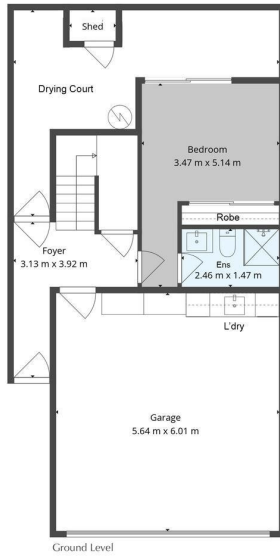
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4/11 Appel Street
Coolangatta

Internal - 204m²
Baconies - 21m²
Total - 225m²



JO LYNCH JO ELWIN
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 **LJ Hooker**
Southern Gold Coast

This floor plan is intended for illustrative purposes only and may not accurately reflect the exact layout or dimensions of the property. All measurements and details should be independently verified. We take no responsibility for any discrepancies or errors in the information provided.

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