







12/72 Dutton Street, Coolangatta

SOLD BY ERIN KING & RACHAEL SHERRIFF

Your Coolangatta lifestyle awaits, with the space and comfort of home in a peaceful coastal setting.

Tucked away in a quiet stretch just moments from the vibrant heart of Coolangatta, this spacious, north-facing apartment offers the perfect balance of relaxed residential living and an enviable beachside lifestyle.

Set within a well-maintained complex, this light-filled corner residence feels welcoming from the moment you step inside. High ceilings, beautiful timber flooring, generous open-plan living and an abundance of natural light create a warm, homely atmosphere, while leafy outlooks and a sunny private balcony provide the perfect place to unwind.

Whether you're a first-home buyer looking to enter the sought-after Coolangatta market, an owner-occupier seeking space and convenience, or an investor recognising the enduring appeal of this prized coastal destination, this is an opportunity worth your attention.

A home that feels a world away, yet close to everything:

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FOR SALE
Contact Agent

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Enjoy the best of both worlds: a peaceful place to call home, with Coolangatta's celebrated beaches, cafés, restaurants, shops and local amenities all within an easy, flat stroll.

Spend your mornings walking along the sand, swimming in the Pacific, grabbing coffee on the way home or exploring the beautiful green spaces dotted throughout the area. When it's time to slow down, return to your own private retreat, where leafy views, cooling coastal breezes and generous living spaces invite you to relax.

With approximately 114m2 of combined internal and external space, this is apartment living with room to breathe - and the rare bonus of two side-by-side car spaces on title.

Property features:

- Beautiful north-facing corner apartment in a well-maintained complex
- Light-filled open-plan living and dining flowing to a sunny private balcony
- Leafy garden outlook and pleasant district views
- High ceilings, stunning timber floors and plantation shutters
- Spacious kitchen with ample bench space and storage
- Two generous bedrooms
- Master retreat with large walk-through wardrobe and ensuite
- Second bedroom with built-in wardrobe
- Main bathroom with bathtub and integrated laundry
- Reverse-cycle air conditioning for year-round comfort
- Excellent natural light and cross-ventilation
- Two side-by-side car spaces on title
- Quiet, residential feel while remaining close to the action

A smart move for homeowners and investors:

Opportunities to secure a spacious apartment with a genuine, homely feel, a quiet setting and two side-by-side car spaces this close to Coolangatta's beaches are not easy to find.

For owner-occupiers, enjoy a relaxed coastal home with room to entertain, unwind and embrace the lifestyle you've been dreaming of. For investors, the combination of location, generous proportions and enduring beachside appeal makes this a compelling property to consider.

The Coolangatta dream doesn't have to mean compromising on space, comfort or tranquillity:

Enjoy the beachside lifestyle you love, with the feeling of home you've been searching for.

Inspect by appointment. Contact Erin King or Rachael Sherriff today to arrange your private viewing. Don't miss your opportunity to make Coolangatta your own.

Outgoing information:
- Body Corporate: $92 per week approximately
- Council rates: $1,245 per 6 months approximately
- Water rates: $371 per quarter approximately

Building information:
- Building name: Coolangatta Manor
- CTS 31430
- Number of lots/units: 18 lots
- Age of building: Built-in 2003
- Sinking fund: $75,027 approximately

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- Size of unit: 93m2 internal + 21m2 balcony = 114m2

Want to know more?

Contact us to receive the property book with outgoings, floorplan and recent sales within the surrounding area to give you some guide of value. Register your interest to know about upcoming opportunities to inspect.

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Disclaimer:
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MORE DETAILS

Property ID	MFSHEZ
Property Type	Unit
House Size	114 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Liveability











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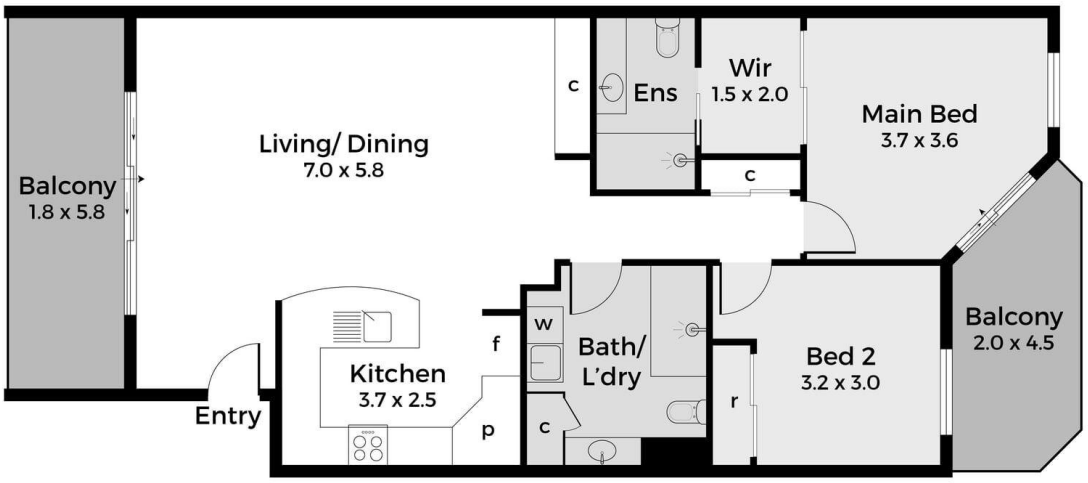
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Coolangatta

LJ Hooker
Southern Gold Coast

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Double
Car Space
(Not In Position)



INTERNAL : 97m² I BALCONY : 19m² I TOTAL: 116m²

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