



3/17 Rutledge Street, Coolangatta

GPS & Google Maps 18 Rutledge St to Access Open Homes

Please note: Directions to the property on maps, please enter 18 Rutledge Street. This property is located on Rutledge Street located off Musgrave Street, Coolangatta, which is the street that runs behind the Kirra Beach Hotel. This property is also accessible on foot via Miles Street public footpath and enjoys a near flat walk to Kirra and also a near flat walk to Coolangatta.

Due to the property's private and peaceful setting, we encourage inspections by appointment.

Properties that combine a tranquil, tree-filled outlook with true ground-floor convenience - while still enjoying an elevated, private position - are incredibly hard to find. This stunningly renovated coastal designed property delivers exactly that, offering a unique lifestyle opportunity just footsteps from Kirra Beach.

Privately tucked away in a quiet cul-de-sac off Rutledge Street, and positioned only one street back from Miles Street, the location strikes the perfect balance between seclusion and accessibility. Enjoy a near-flat, easy stroll of under five minutes to the pristine sands of Kirra Beach, as well as seamless access to the vibrant cafés, restaurants,

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FOR SALE

Please Call

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and coastal walkways connecting Kirra and Coolangatta via The Cutting (Public shortcut walkway from Kirra to Coolangatta).

Inside, the apartment reveals an oversized open-plan layout that immediately feels welcoming and functional. The expansive living, dining, and kitchen area has been thoughtfully designed to maximise space, natural light, and flow to the enclosed balcony - creating a versatile indoor-outdoor zone perfect for year-round enjoyment. From here, you'll appreciate the calming leafy outlook mixed with glimpses of Kirra cityscape, with established trees enhancing privacy yet a stone's throw away from the action of Kirra and Coolangatta.

The kitchen is both stylish and practical, featuring warm natural tones, ample storage, and beautifully crafted timber shelving that frames the cabinetry. It connects effortlessly with the living and dining zones, making it ideal for entertaining or relaxed everyday living.

A dedicated built-in study area is seamlessly incorporated into the living space, complemented by custom wall niches that add architectural interest while remaining low-maintenance. Every element of the home has been designed with ease of living in mind - from durable, high-quality finishes to clever storage solutions throughout.

Both bedrooms are generously sized and privately positioned, each overlooking peaceful parkland reserve. They feature built-in wardrobes, ceiling fans, and a quiet, restful ambiance enhanced by the surrounding greenery.

The recent renovation (completed within the last year) elevates the home to a modern coastal retreat.

Highlights include:

- A designer bathroom with a spa like spacious walk-in shower - no glass screens, making cleaning effortless
- A separate, fully renovated toilet for added convenience
- An integrated, smart laundry that blends functionality with a sleek, minimalist aesthetic
- New flooring throughout
- Fresh paint and new skirting boards throughout
- New ceiling fans throughout
- Air conditioning in the main living space
- A new dishwasher and upgraded master wardrobe with custom fit-out
- Smart lock entry system, allowing secure and flexible access control

Additional features include:

- Entry-level access with no stairs - ideal for all ages and stages of life
- Elevated balcony position providing privacy and airflow
- Boutique, well-maintained complex of only 7 apartments
- Brand new roller door to the single lock up garage
- New Vulcan 125L hot water system
- Whisper-quiet setting with no traffic noise

Whether you're seeking a permanent residence, a coastal weekender, or a smart investment, this apartment offers a rare combination of thoughtful design, low-maintenance living, and an unbeatable beachside location.

Act quickly - homes offering this level of renovation, privacy, and proximity to Kirra Beach are tightly held and seldom come to market.

Everything you love about the Southern Gold Coast is right at your

doorstep:

- Short walk to Coolangatta and Kirra Beach.
- Walk to cafes, restaurants, clubs & Coolangatta shopping precinct
- 400m to Kirra Hill Lookout
- 450m to Coolangatta Beach
- 700m to The Strand, Coolangatta
- 4 minutes to Gold Coast Airport
- 20 minutes drive to Tweed Heads Hospital
- 7 minutes drive to Tweed Mall
- 9 minutes drive to John Flynn Private Hospital
- 35 minutes drive to Surfers Paradise
- 45 minutes drive to Byron Bay

Building information:

- Building name: The Cuttings
- Number of lots/units: 7 lots
- Age of building: Built-in 1982
- Land size of building: 1,415m² approx

Outgoings:

- Body Corporate: \$70 per week approximately
- Council rates: \$1,264.31 per 6 months approximately
- Water rates: \$327.23 per 3 months approximately

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 viewing.

Erin King 0439 060 535

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Disclaimer:

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MORE DETAILS

Property ID	M71HEZ
Property Type	Unit
House Size	130 m2
Including	Air Conditioning
	Toilets (1)
	Balcony
	Dishwasher
	Built-in-Robes

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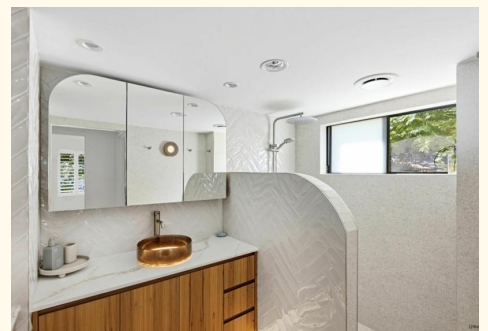
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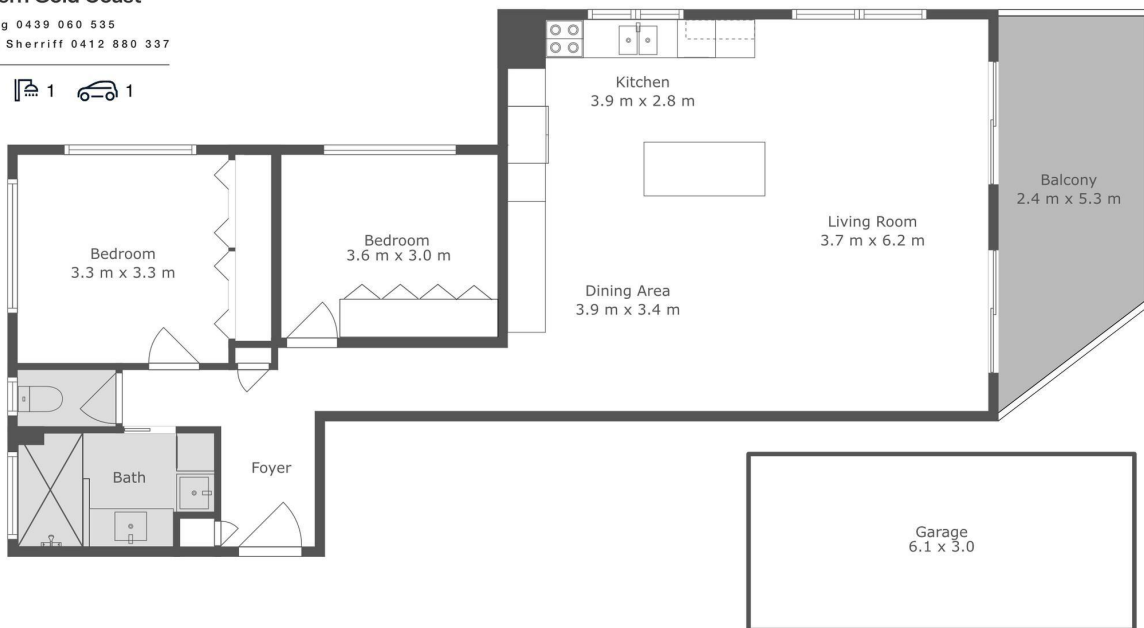
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Southern Gold Coast

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INTERNAL: 100M² | EXTERNAL : 12M² | GARAGE: 18M² | TOTAL AREA: 130M²

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