







4/21 Appel Street, Coolangatta

As New Coastal Architecturally Designed Townhome

Space. Privacy. Luxury. Beachside living without the maintenance.

This exceptional near-new, architecturally designed townhome delivers the rare combination of substantial family-sized living, privacy, luxury and effortless coastal lifestyle.

Positioned in a boutique complex of just six and completed in 2022, the home enjoys an enviable position directly alongside Kirra Oval (Eximm Oval), with a vast expanse of green space right on your doorstep. For families, it is an incredible extension of the home - perfect for older kids to kick a ball, run around and stretch their legs, while providing wonderful space for pets. And the best part? You get the feeling of having a huge backyard without the upkeep.

Just a short walk to Kirra Beach, this is a lifestyle designed around more time enjoying the coast - morning surfs, beach walks, coffees in Kirra, afternoons at the oval and relaxed evenings with family and friends.

A Floor Plan That Works

4 3 2

FOR SALE
Contact Erin & Rach for Price Guide

VIEW
By Appointment

AGENTS

Erin King
0439 060 535
erin@ljhookerct.com.au

Rachael Sherriff
0412 880 337
rachael@ljhookerct.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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Spread across three beautifully designed levels, the floor plan offers exceptional separation, privacy and flexibility - ideal for growing families, guests, teenagers or those wanting dedicated space to work from home.

The ground level features a generous fourth bedroom, bathroom, private courtyard, laundry and large double garage with internal access.

The main living level is the heart of the home, with spacious open-plan living and dining, a sophisticated stone kitchen, quality appliances, generous butler's pantry and seamless connection to the covered entertaining balcony. A powder room adds everyday convenience.

Upstairs, three generous bedrooms and two bathrooms create a private family retreat. The master suite is particularly impressive, with an airy feel, generous wardrobe and beautifully appointed ensuite featuring brushed-gold fittings and a freestanding bath.

Luxury Meets Functionality

Every element has been thoughtfully considered to create a home that feels refined while remaining exceptionally practical.

Property Features:

- Four spacious bedrooms, three bathrooms plus powder room
- Stunning architectural design with curved features
- Designer kitchen with stone benchtops, quality appliances and butler's pantry
- Beautiful timber floors and luxury wool carpets
- Ducted air conditioning and ceiling fans throughout
- Covered outdoor entertaining balcony
- Private, fully fenced courtyard
- Large double garage with epoxy flooring and internal access
- Excellent storage and internal laundry
- 7.8kW solar system with 20 panels, Fronius inverter and battery-ready capability
- Security intercom with camera and Invisiguard doors
- Boutique complex of only six
- Low body corporate

Complex name: 21 Appel
Complex built: 2022
Land size: 1,126m2
Number of lots: 6

Outgoings:
- Council Rates: $1,108 per 6 months approximately
- Water Rates: $300 per 3 months approximately
- Body Corporate: $69.13 per week approximately

The Kirra Lifestyle:

This is a home where space and lifestyle genuinely come together. With Kirra Oval immediately beside you and Kirra Beach just a short walk away, there is room for the family to enjoy the outdoors without the responsibility of maintaining a large block.

Add the cafés, restaurants and coffee culture of Kirra, easy access to Coolangatta and The Strand, Gold Coast Airport approximately four minutes away, and the M1 within easy reach, and the location is exceptionally convenient.

A rare opportunity to enjoy the comfort and scale of a family home,

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the luxury of an architecturally designed residence and the freedom of low-maintenance living - with a huge green space and the beach at your doorstep.

- Close to popular beachfront gourmet cafes and restaurants
- 4 Minute drive approx. from Gold Coast Airport & Southern Cross University
- 4 Minute approx drive to Coolangatta shops and The Strand
- 5 Minute approx drive to John Flynn Private Hospital
- A selection of reputable schools and sporting grounds all within 10 minutes
- Easy access to the M1 and 1 hour to Brisbane and 45 minutes to Bryon Bay
- Close to transport and bus stops.

Disclaimer: Some photos have been digitally styled using AI.

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
Follow on Instagram @erinking.ljhooker

Rachael Sherriff 0412 880 337
Follow on Instagram @rachael_sherriff_ljhooker

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MORE DETAILS

Property ID	1X4NF47
Property Type	Unit
Including	Ensuite
	Air Conditioning
	Toilets (4)
	Balcony
	Dishwasher
	Built-in-Robes

Erin King 0439 060 535
Sales & Marketing Specialist | erin@ljhookerct.com.au
Rachael Sherriff 0412 880 337
Beachfront & Beachside Property Sales & Marketing Specialist | rachael@ljhookerct.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au











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