



Coolangatta, 5/27-29 Dutton Street

SOLD BY ERIN KING & RACHAEL SHERRIFF

This freshly painted North facing two-bedroom apartment is situated on the first floor of 'Sunrise Sea Luxury Apartments'. It is perfectly located only a very short walk to the heart of Coolangatta and is the envy of the complex having the largest private courtyard and entertaining area.

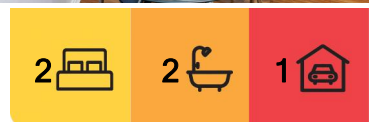
Enjoy coastal breezes from the northeast facing balcony overlooking the pool, tropical gardens, and Coolangatta skyline glimpses.

The private rear courtyard is bathed in sun and is limitless to what you could create with a very rare generous courtyard, ready for your own garden getaway. Perfect for downsizers with a green thumb, families for extra secured room for the kids and investors will love the proximity to the beach and shops.

The open plan kitchen has views to the courtyard, plenty of bench and cupboard space



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
ljhooker.com.au/KABHEZ

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that opens out to the open plan living dining area. The lounge and dining also enjoy plenty of light and the large front balcony is perfect for morning coffee and views to the pool through palm filled gardens.

The master bedroom features an ensuite and the second bedroom enjoys large built-in cupboards and main bathroom adjoins to complete the practical and functional floor plan. Both bedrooms open out to the massive rear courtyard and entertainment area.

Extra features include freshly painted throughout, modern wood flooring, air conditioning, ceiling fans in the living/dining area and bedrooms, secure underground parking for one car and an internal separate laundry. Storage shed in courtyard and car space.

Live like you're on holidays every day from 'Sunrise Sea Luxury Apartments' a well-maintained beachside resort style complex with magnificent gardens, outdoor entertaining area, and Mediterranean style pool.

The complex only has twenty-seven apartments and includes secure parking with gated entry with intercom system. It also boasts low body corp.

Imagine starting your day with a surf, ocean swim followed by coffee and breakfast from a selection of excellent cafes only a few minutes stroll from your apartment.

The perfect location within walking distance to your choice of Coolangatta's cafes and alfresco dining and a further flat stroll to the beach.

This apartment presents as a villa with it's layout and generous courtyard and large front balcony and a very rare offering to the market. One not to be missed!

Property Highlights:

- Villa style apartment on level 1 in Resort Style Complex
- Front northeast facing balcony with tropical garden views
- Massive 12m x 7m private rear courtyard bathed in light
- Spacious living and dining area leading to balcony
- Functional kitchen with views to the courtyard
- Master with ensuite, walk in wardrobe and access to rear terrace courtyard
- 2nd bedroom with easy access to main bathroom, built in wardrobes and access to rear terrace courtyard
- Main bathroom features bath, separate laundry
- One secure car park space, 2 x storage sheds in courtyard and car space
- Complex pool, BBQ area courtyard gardens
- Low Body Corporate

Location Highlights:

- 200m from Coolangatta shops
- 400m from Coolangatta beach
- Walk to Kirra beach, Siblings, easy walk to Kirra Beach House
- Short stroll to the middle of town and Coolangatta beach
- Close proximity to public transport
- Short walk to local cafes, restaurants, Clubs & Shopping Precinct
- Short walk to the Tweed River, including Jack Evans Boat Harbour & The Anchorage



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- Close proximity to a number of local Pre-Schools, Primary, High Schools & Universities
- Only 1km to Kirra Beach and just steps away from Coolangatta Beach
- 3 Minute drive to the Gold Coast Highway
- 4 Minute drive to the Gold Coast International Airport
- 9 Minute Drive to John Flynn Private Hospital
- 30 Minute drive to Surfers Paradise
- 40 Minute drive to Byron Bay

Other information:

- Body Corporate: \$76.94 per week approximately
- Council rates: \$900.84 per 6 months approximately
- Water rates: \$398.63 per 3 months approximately- Age of building: Built-in 1998
- Land size of building: 2,023m2 approx

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.

Follow Erin King on Instagram @erinking.ljhooker

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 with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.



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More About this Property

Property ID	KABHEZ
Property Type	Unit
House Size	176.4 m2
Including	Ensuite Air Conditioning Toilets (2) Intercom Courtyard Balcony Floorboards Built-in-Robes Fully Fenced

Erin King 0439 060 535

Sales & Marketing Specialist | erin@ljhookerct.com.au

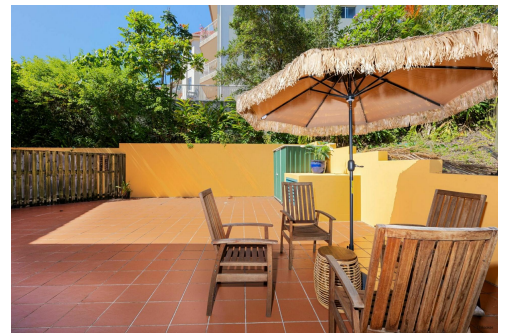
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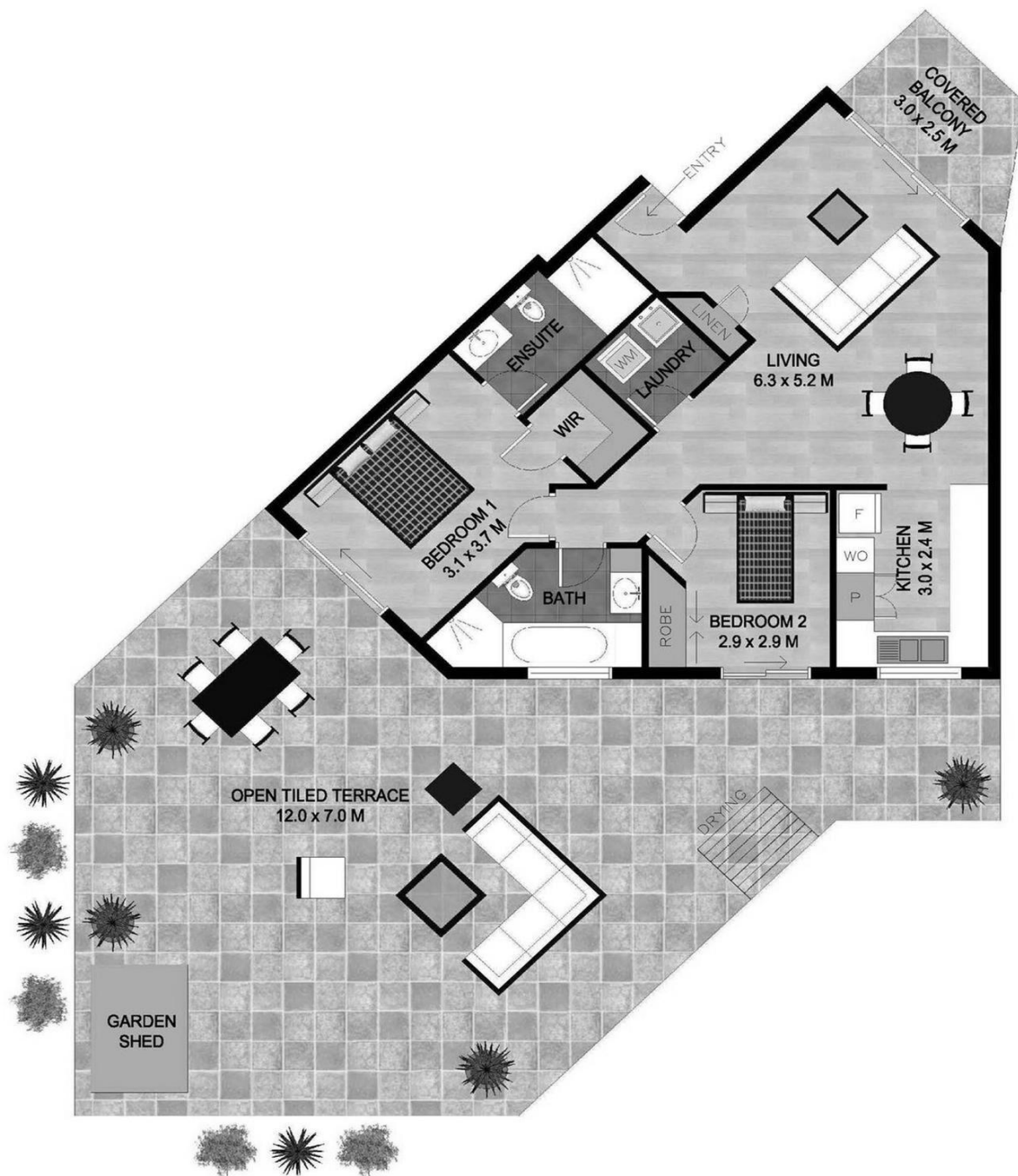
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 79.66 SQ.M.
EXT : 96.74 SQ.M.



5/27 Dutton St. Coolangatta

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