

Coolangatta, 6/72 Stapylton Street

SOLD BY ERIN KING & RACHAEL SHERRIFF

This property was sold by Erin King & Rachael Sherriff for a building record price.

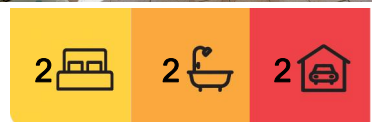
Thinking of selling? Let's chat

If you are considering selling, please reach out to us so we discuss our sales method that allows sellers to achieve premium prices.

It's more important than ever to choose your agent carefully, it can cost you a difference of 10-20%.

We have achieved numerous building records in recent months.

You can be assured that we will add value to the sale your property:



For Sale
Offers Over \$1,050,000

View
ljjhooker.com.au/K5JHEZ

Contact
Erin King
0439 060 535
erin@ljjhookerct.com.au
Rachael Sherriff
0412 880 337
rachael@ljjhookerct.com.au



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LJ Hooker Coolangatta | Tweed
(07) 5536 5577

We are an award-winning agency with a proven track-record selling property on the Southern Gold Coast and in Tugun and the surrounding area at premium prices.

We have many current qualified buyers and the largest database on the Southern Gold Coast. We will immediately contact matched buyers and invite them to the first inspection or arrange for private viewings.

We work with the support of the leading real estate agency company in the country LJ Hooker.

Erin was born and raised on the Southern Gold Coast, and has over 25 years' experience within real estate property sales, extensive knowledge and experience marketing and negotiating property and importantly she understands our local marketplace.

We will devote our time, energy and expertise to finding the right buyer, and entering a competitive offer process to ensure a successful outcome.

We can assure you that we know the process required to market your property and introduce a competitive negotiating situation to achieve the best possible price.

We will manage the entire event with diligence, care, and assure you that we are totally committed to providing you with outstanding service.

If you are thinking of selling or just want to chat about the local market and perhaps to gain an idea of what price your property could achieve, please contact us for a confidential, no-obligation discussion.

We would be delighted to meet with you and provide a realistic market assessment of your property, and some affordable yet effective marketing strategies to ensure you achieve a great result.

Thinking of selling? Let's chat.

Beautifully Renovated, Central Coolangatta Unit - Flat walk to the beach!

You will be immediately impressed upon entering this beautiful North facing apartment in 'Gwedolene Palms' a boutique building of only 6 units located within a short flat walk to Coolangatta beach and CBD via Goodwin Park.

Impeccably renovated with quality fixtures and fittings, this spacious centrally located unit features an open plan living area that flows out onto the large sunny North facing undercover balcony with district views and leafy outlook perfect for alfresco dining, entertaining family and friends and that morning coffee or evening barbecue.

The generous living area adjoins the absolutely stunning Hamptons cottage chef-style kitchen with farmhouse sink, breakfast bar, ample storage and plenty of bench space.

You will notice the privacy and elevation capturing the suburban views and leafy green views from every window.



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This apartment has a great flow and floorplan with a hallway leading to the two separate bedrooms. Master with gorgeous ensuite, both bedrooms with built-in wardrobes and ceiling fans. Main bathroom has a large shower and compact laundry nook, separate toilet.

Other features include plantation shutters, hybrid flooring, mood adjustable downlights. Air-conditioning in the living area and master bedroom. Lots of natural light and ocean breezes. Another fantastic feature is the double tandem secure car spaces on title.

You will live only a flat 500m stroll from Coolangatta and the beach, spend your days swimming and surfing down the beach or exploring everything this prized destination has to offer. Renowned restaurants, cool cafes and bustling shops are all at your fingertips and you're also just moments from schools and a host of amenities.

The Gold Coast International Airport is a five-minute drive from your new home and you're close to the M1 for a quick and easy commute both North and South.

Location is everything, and this unit would suit astute investors or owner occupiers entering the market. A must inspect... be quick!

Property features:

- Beautiful North facing apartment in 'Gwedolene Palms'
- Impeccably renovated with quality fixtures and fittings
- Sunny balcony with district views and leafy outlook
- Open plan living dining area adjoining kitchen and balcony
- Hamptons chef-style kitchen with farmhouse sink, breakfast bar
- Privacy and elevation capturing leafy green views from every window
- Master with gorgeous ensuite, air conditioning, mirrored built-in wardrobe
- Separate second bedroom with built-in wardrobe
- Main bathroom with large shower & laundry nook, separate toilet
- Plantation shutters, hybrid flooring, mood adjustable downlights
- Lots of natural light and ocean breezes
- Double tandem secure car spaces on title
- Boutique brick and tile building with low body corporate

Location features:

- Central location - walk everywhere!
- Flat short walk to the beach & CBD
- 1 min drive to Coolangatta & Tweed Heads
- 5 min drive to Tweed City Shopping Centre
- 5 min drive to the Gold Coast International Airport
- 10 min drive to Fingal Headland and Kingscliff
- 45 min drive to Byron Bay
- 1 hr drive to Brisbane

Other information:

- 'Gwedolene Palms' a boutique building of only 6 units
- Body Corporate: \$67.25 per week approximately
- Council rates: \$1,025.18 per 6 months approximately
- Water rates: \$340.27 per 3 months approximately
- Total size of unit including balcony: 118m2 approximately



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- Age of building: Built-in 1997
- Land size of building: 658m2 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:

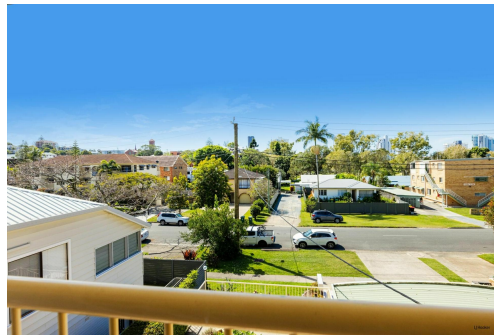
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More About this Property

Property ID	K5JHEZ
Property Type	Unit
Including	Ensuite Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes

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

LJ Hooker Coolangatta | Tweed (07) 5536 5577
 5/100 Griffith Street, COOLANGATTA QLD 4225
coolangattatweed.ljhooker.com.au | enquiries@ljhookerct.com.au



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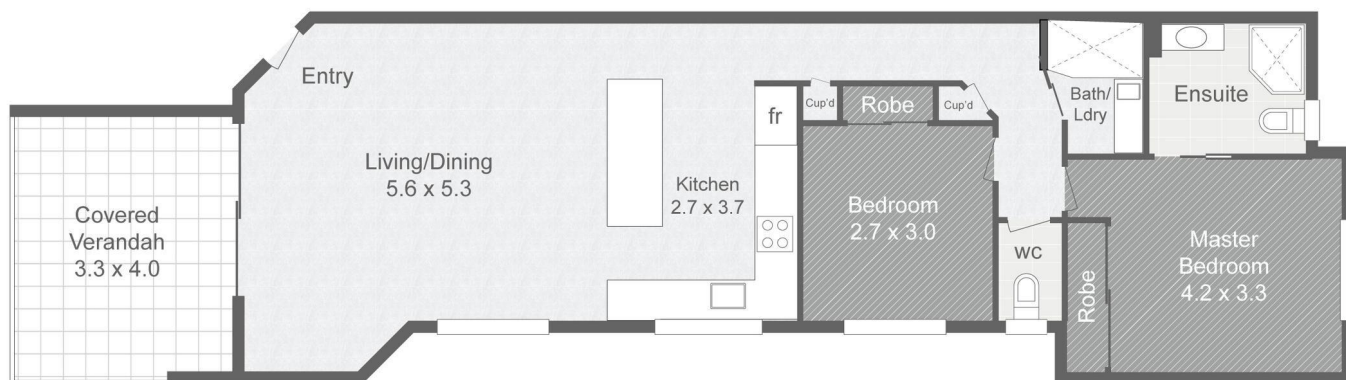
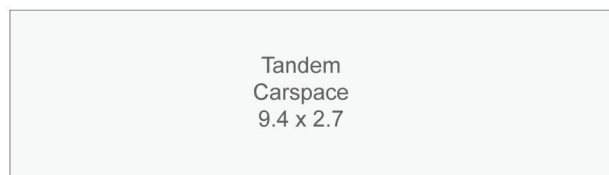
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6/72 Stapylton St
Coolangatta

BED 2
BATH 2
CAR 2

INTERNAL 80sqm
EXTERNAL 13sqm
CARSPACE 25sqm

TOTAL 118sqm



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