



8/10 Rutledge Street, Coolangatta

SOLD BY ERIN KING & RACHAEL SHERRIFF

Discover exceptional privacy and an expansive layout in this stylish residence at 8/10 Rutledge St, Coolangatta tucked away in a peaceful enclave just moments from the world-class beaches of Coolangatta and Kirra. Positioned within a boutique complex of only nine, this beachside gem delivers the rare combination of tranquillity, walkability, and coastal lifestyle living.

Only 200 metres from the sand, this two-bedroom, two-bathroom 2 balcony 2 balcony apartment presents an exciting blank canvas ready for transformation. With the kitchen having been previously renovated and the central focus of the unit the groundwork is set -simply bring your creative vision and curate your own modern, light-filled coastal sanctuary. Whether you choose to renovate and reside or capitalise on a high-demand investment, the potential is undeniable.

Inside, the updated galley kitchen smartly separates the lounge and dining areas, enhancing flow while creating two private bedroom wings on opposite sides - ideal for shared living or guest comfort.

Two balconies elevate the lifestyle experience:

- The main balcony off the living area and master bedroom captures

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FOR SALE
Under Offer

AGENTS

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

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

AGENCY

LJ Hooker Coolangatta | Tweed
(07) 5536 5577



corridor deep-ocean views stretching from Coolangatta to D'bah, unfolding over rooftops and the cityscape.

- The second balcony, adjoining the dining area and guest-bedroom wing, offers peaceful deep-ocean glimpses filtered through the trees to deep water Kirra, perfect for relaxed mornings or sunset breezes.
- The generous master bedroom provides a wonderful opportunity to add value with a modern upgrade, while the expansive main bathroom - complete with an integrated laundry - boasts excellent scope to be transformed into an upscale, spa-like retreat.

Set on the third floor, the apartment is drenched in natural light, enhancing its already open and airy coastal feel.

Older boutique buildings with large layouts and low body corporate with this walkability are in high demand, and those at entry-level ready for an update are the most sought-after. This won't last long - act quickly to secure your place in one of the country's hottest coastal pockets.

Standout Features:

- Boutique building of only nine apartments, highly sought-after and in strong demand
- Full-floor layout, northeast to north-south facing, capturing light all day
- Large open-plan lounge, kitchen and dining areas
- Two bedrooms, both with built-in wardrobes
- Generous master bedroom with exciting renovation potential
- Two bathrooms, including an ensuite awaiting modernisation
- Expansive main bathroom with integrated laundry-perfect for a spa-style upgrade
- Two balconies capturing Coolangatta, Kirra and deep-ocean aspects
- Secure building with coded entry
- Undercover car space plus secure storage
- Unbeatable Coastal Convenience

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

- " Short walk to Coolangatta and Kirra Beach
- " Walk to cafés, restaurants, clubs & Coolangatta shopping precinct
- 250m to Kirra Hill Lookout
- 350m to Coolangatta Beach
- 600m to The Strand, Coolangatta
- 4 minutes to Gold Coast Airport
- 5 minutes to Tweed Heads Hospital
- 7 minutes to Tweed Mall
- 9 minutes to John Flynn Private Hospital
- 35 minutes to Surfers Paradise
- 45 minutes to Byron Bay

Building information:

- Building name: Knab-Ryl Apartments
- CTS: 11094
- Number of lots/units: 9 lots
- Age of building: Built-in 1981
- Land size of building: 1,214m² approx

Outgoings:

- Body Corporate: \$115.46 per week approx.
- Council rates: \$1,643.92 per 6 months approx.
- Water rates: \$436.45 per 3 months 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.

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	M1BHEZ
Property Type	Unit
House Size	123 m2
Including	Ensuite Toilets (2) Balcony 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

