



# SOLD

## STYLISH KIRRA APARTMENT ONLY 4 YEARS YOUNG.

Live the dream in this top-floor apartment within a boutique architecturally designed building, quality finishes, well maintained, and offers a lift to all levels for easy access. Just a short walk to the pristine Kirra beach and surrounded by vibrant cafes and restaurants.

Contemporary elegance meets undeniable comfort in this two-bedroom, two-bathroom apartment. You will be greeted by an open-plan living space that invites natural light and offers a leafy outlook. This means you'll be able to unwind in the lounge, which boasts a seamless flow to the balcony creating the perfect setting for morning coffees or evening drinks.

The kitchen caters to all your culinary desires boasting pristine stone bench tops, a double sink, ample cupboard space and Bosch electric appliances including a dishwasher.

### Features:

- Meticulously maintained only 4 years young, stylish living in a boutique building of only 10 apartments.
- High ceilings, ducted air conditioning & ceiling fans throughout.
- Gourmet kitchen with soft close drawers, double sink and Bosch appliances including dishwasher, ceramic cook top, oven & microwave. Modern matte black fixtures & finishes throughout.
- Master bedroom with soft plush carpet, walk in robe, sliding doors flowing onto balcony and modern ensuite with double vanity .
- Second bedroom with soft plush carpet & a double built in wardrobe with frosted glass sliding doors.
- Separate study nook.
- Separate laundry with double storage cupboard.
- Secure undercover car parking with 2 side by side car spaces.
- Large private storage cage in secure car park - perfect space for bikes & surfboards.
- Low Body Corporate Fees \$58.27 per week (approx).
- Pet friendly (subject to Body Corporate approval)

### Building features:

- Built in 2020 by Sherring Bros Constructions.

2 BED | 2 BATH | 2 CAR

### PRICE:

\$1,040,000

### OPEN FOR INSPECTION:

N/A



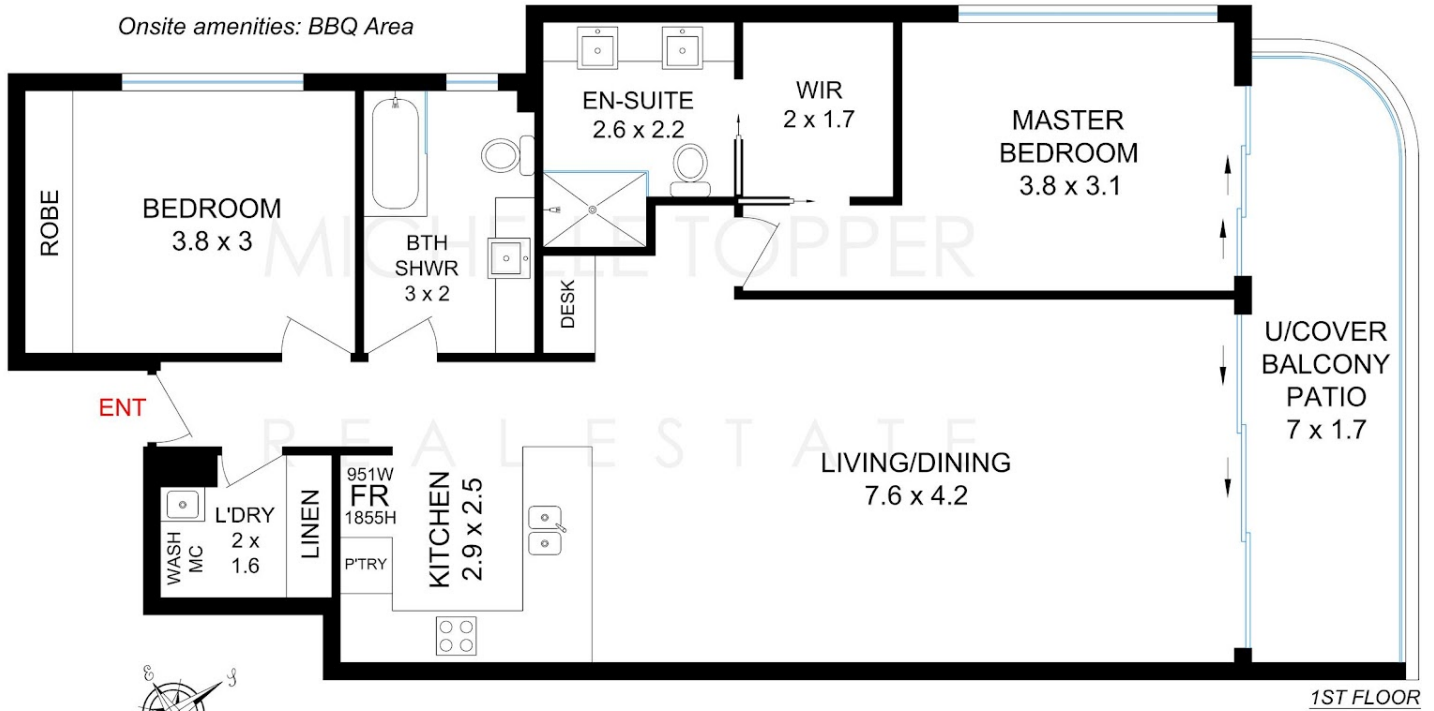
**Michelle Topper**

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Onsite amenities: BBQ Area



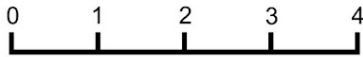
Ceiling Height 2.6m

Int'l floor area 91.7m<sup>2</sup>  
Patio Area 13.5m<sup>2</sup>  
Double Car Space 5.4m x 2.7m / 30m<sup>2</sup>  
Storage Cage 1.9m x 1.2m / 2.3m<sup>2</sup>

Total Floor Area 137.5m<sup>2</sup> or 14.8sq

10/14 BOLTON STREET,  
COOLANGATTA 4225

 **MICHELLE TOPPER**  
REAL ESTATE



*Gold Coast Floor Plans*

0435 252505 Scale in Meters, Dimensions are accurate, Whilst every care has been made we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.