



## FOR SALE

### \*\* PRESENT ALL OFFERS - MOTIVATED TO SELL

\*\*

This original Coomera Shores property has been semi renovated and provides a great foundation for someone to complete this potential plus property into your own private retreat. High-set and catching the coastal breezes from beyond Sanctuary Cove this home features 3 Bedrooms with bathroom, living, dining and kitchen upstairs looking out to the verandah. Downstairs you will find a separate granny flat fitted with kitchenette, dining area plus bathroom. Home office ? With plenty of room to work in the comfort of your own home this area also adds great value as a home office. Also downstairs is Laundry and storage plus 2 car garage and carport for the boatie or jet ski's or even the car enthusiasts. For the devoted fisherman you only have to tow the boat 250 metres to the local boat ramp and you are on your way.

Set on a good size 550m2 block, there is a great amount of room to the rear for a pool and private oasis. Coomera Shores also provides you with direct access by water to all great fishing spots and Sanctuary Cove itself not to mention within minutes drive of schools, child cares, doctors, dentists, cafes, restaurants, Woolworths, BWS and much more.

The location of Coomera Shores creates a feel of original beach village close to fishing and relaxation. The beauty now with this area is the construction of Westfield at Coomera. This is located just 6 minutes drive and adjoining the train station and easy access to the M1 Motorway.

#### Property Features:

- 4 Bedrooms
- 2 Bathrooms
- 2 Kitchens
- 2 living area
- Laundry
- 2 Garage
- 1 Carport
- Fans throughout
- Storage
- Garden Shed
- Fully fenced

4 BED | 2 BATH | 1 CAR

#### PRICE:

\$410,000 to \$460,000

#### OPEN FOR INSPECTION:

N/A



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