



# SOLD

## UNDER CONTRACT - MORE PROPERTIES AVAILABLE

Price adjustment, so don't dismiss as this is fantastic buying. Featuring High ceilings throughout and a very modern design which is simply outstanding. The very welcoming entry through the large pivot door takes you to the large laundry adjoining the larger than normal garage. Then the brilliant master bedroom complete with en-suite and his and hers walk in robes, "ladies be sure to bring that shoe collection".

The lovely open plan living featuring gourmet kitchen that features amazing bench space and storage complete with 40 mm Stone bench tops as a feature, good size walk in pantry and 900 mm stainless steel appliances. The lounge or family room was designed to be cosy and adjoins the dining / kitchen area which includes wired surround sound for you to sit and enjoy your favorite movie or your sport.

The Rumpus room is perfectly surrounded by bedrooms 2 and 3 both with built in robes and fans separate from the living area and boasts a good size bathroom with separate vanity. Superb location close to beautiful parkland's within the very family friendly Genesis Estate.

The Alfresco area opens out from the dining / kitchen area allowing perfect ease for entertaining with a separate powder room to make the entertaining even better. The laundry presents awesome storage and cupboard space and also includes an additional walk in lining cupboard.

Inclusions in this lovely property:

- Master with en-suite and his / her walk in robes
- 3 additional Bedrooms all with built in's
- 2 Bathrooms plus powder room
- Open plan living
- Gourmet Chefs kitchen with walk in pantry
- 40 mm stone bench tops
- Stainless steel appliances
- Great size private Alfresco
- Large Laundry
- High Ceilings throughout

4 BED | 2 BATH | 2 CAR

PRICE:  
\$597,000

OPEN FOR INSPECTION:  
N/A



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INTERNAL : 192.7 m<sup>2</sup>  
EXTERNAL : 63.9 m<sup>2</sup>  
TOTAL : 256.6 m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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## 56 Picnic Creek Drive, Coomera

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.