



# FOR SALE

## STUNNING HOME NESTLED IN QUIET SURROUNDS

Superb location overlooking the beautiful parklands of the Genesis Estate and just 150m from the recreational centre. Be first to inspect as this property is sure not to last. Its design is simply outstanding, from the open plan living to the good size bedrooms, entertaining and 3rd garage, this property really does have it all.

The property features 4 bedrooms, 2 bathrooms, a very spacious kitchen situated centrally between the family and dining areas and looking directly out to the large entertaining area, separate large formal lounge, separate office, good entertaining plus family pool which is fully heated for your enjoyment all year round. A massive added bonus to this property is the 3rd garage for car, boat or camper parking. It will accommodate up to a 21-foot boat and is fully covered without compromising, not to mention the extra storage. With 6kw of solar, your power bills are at very low cost.

Entering the property through the double timber doors to a spacious hallway that's combined with high ceilings throughout. To the left you will be greeted by a formal lounge room that has sliding doors out to the front timber decked area that overlooks the beautiful parklands. You will then arrive at the central living space upon walking up the hallway that's complete with kitchen, dining and casual lounge with separate office adjacent. The kitchen delivers great storage and bench space with walk in pantry.

There is a feature stack stone wall fascia panel to the front of the island bench which is a nice touch! Finished with gas cooktop and electric oven, and the refrigerator is plumbed for cold water. All of this surrounded by plantations shutters to provide that additional sense of class. Flowing seamlessly to your outdoor entertaining area, the decking is complete with screening for added privacy and is perfectly overlooking the pool area. The lovely inground pool is of good size, solar heated and is surrounded by sandstone pavers and glass fencing. The building delivers 4 bedrooms all of good size, with the master being positioned to the back. It accommodates a walk-in robe and good size ensuite, complete with Spa Bath, Double Vanities and Shower. The family bathroom also has a large Bath, Shower and Separate Vanity and toilet totally separate.

PROPERTY PARTICULARS

4 BED | 2 BATH | 0 CAR

PRICE:

Under Contract

OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

BLOCK SIZE 753m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All inquiries must be directed to the agent, vendor or party representing this floor plan.

44 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.