

# FOR SALE

## EXCEPTIONAL DESIGN AND AMAZING VALUE, MAKE IT YOURS TODAY !!

Looking for fantastic value for money that offers modern living for the whole family and situated in one of the northern Gold Coasts best estates ? Brilliantly appointed and designed to suit the entire family, from entertaining or enjoying a swim on that hot summers day to relaxing inside with the air conditioning on this property really will tick the boxes. This wonderful home has made living simple with the very modern kitchen centrally located with separate dining between the family and lounge rooms and adjoining the large entertaining area complete with outdoor exhaust fan to allow you to set up your own outdoor kitchen for serious entertaining.

Featuring 4 bedrooms, master with en-suite and walk in robe, separate bathroom and toilet, 2 separate living areas, dining area, kitchen with stone bench tops, stainless steel appliances including free standing oven, cook top and range hood, separate office and the fabulous entertaining area, this property is sure suit the entire family.

### Property features:

- 4 large Bedrooms
- Master with en-suite and walk in robe at the front of house
- Main bathroom with bath
- Modern kitchen featuring
  - \* Stone bench tops
  - \* Freestanding 900 mm stainless steel gas oven and cooktop
  - \* Stainless steel range hood
  - \* Dishwasher
  - \* Ample storage cupboard space
- Study
- High ceilings throughout
- Ducted air conditioning
- External surround sound to entertaining area with sub woofer in ceiling on "one touch" remotes.
- Undercover Alfresco with deck
- In ground swimming pool
- Lawn area at rear for the kids

**4 BED | 2 BATH | 2 CAR**

### PRICE:

Price Guide - \$545,000 to \$575,000

### OPEN FOR INSPECTION:

N/A

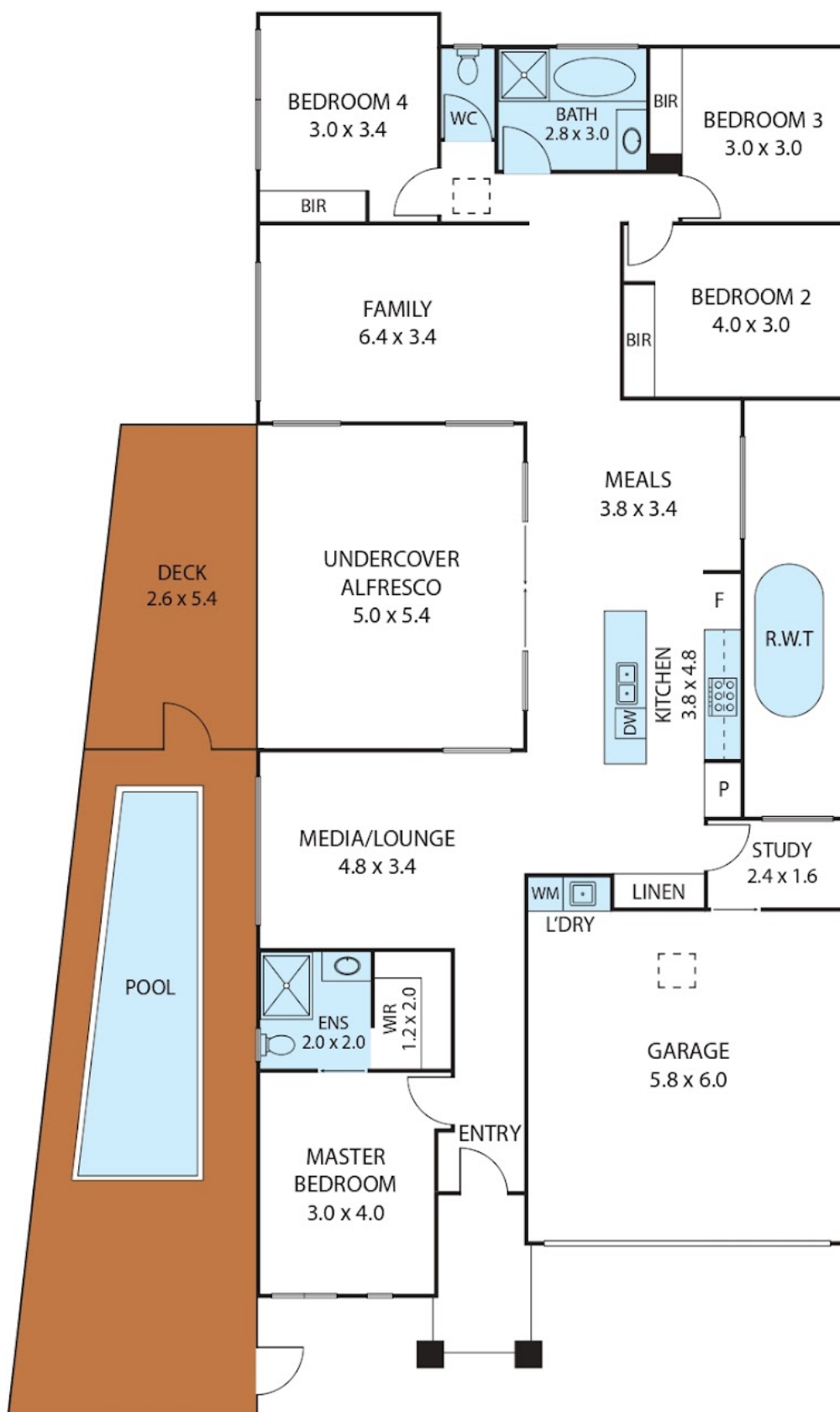


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

12 Pamphlet Lane, Coomera QLD, Australia, 4209

TOTAL APPROX. FLOOR AREA 159 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. Illustrative purposes only and should be used as such by any prospective purchaser.

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