



# FOR SALE

## VACANT POSSESSION AND TENANT READY - MUST BE SOLD !!

Offering a wonderful investment opportunity in the high growth area of Coomera. Located in the "Lura Estate", this lovely 4 Bedroom, 2 bathroom home is set on a 375m2 block. Just 100m to the park and within walking distance to both Picnic Creek State Primary, St Josephs Catholic schools and Childcare this property is sure to tick the boxes for any savvy investor.

Still with builders warranty, this 4yo property features 4 Bedrooms, 2 bathrooms master with ensuite, walk in robes, ceiling fans and air conditioning to the master. The open plan living provides enough space for family and dining which adjoins the modern kitchen featuring quality stainless steel appliances and stone bench tops plus air conditioning to keep you cool in summer. The separate lounge or media is spacious, the main bathroom also modern with stone bench top and bath tub. The laundry is located in the garage with a double built in cupboard for additional storage. The backyard has enough space for kids to play or invite your friends or family for BBQ.

- 4 bedrooms
- Master with ensuite and walk in robe
- 3 great size additional bedrooms with built in robes and ceiling fans
- Modern kitchen with stone bench tops providing loads of bench space
- Quality electric cooktop, stainless steel oven, range hood and dishwasher
- Spacious open plan living and dining
- Separate lounge room
- Air-Conditioning in the main living area and master bedroom
- Ceiling fans in all bedrooms
- Double Garage with garage remote
- Under cover alfresco area
- Fully fenced low maintenance yard
- Quiet location

Walking distance to Picnic Creek State School and only 3 minutes to Saint Josephs Catholic School, several childcare centres and Coomera East shopping centre. Coomera Anglican College and Assisi Catholic College and within 10 minutes to the NEW Coomera High School. Not to mention Gainsborough Greens Golf for all you keen golfers and all those wonderful theme

4 BED | 2 BATH | 2 CAR

PRICE:

\$470,000 - OFFERS CONSIDERED

OPEN FOR INSPECTION:

N/A



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TOTAL APPROX FLOOR AREA 182 SQ. M

Disclaimer: This floor plan has been prepared for marketing purposes and is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate, and no responsibility is taken for the accuracy or completeness of the contents.

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