



# FOR SALE

## UNDER CONTRACT

The one you have been looking for has arrived. A stylish facade, largely obscured by established tropical foliage sits a 28 sq house of high quality, with luxury features such as ducted air and granite 40mm stone benches.

Two living rooms allow family separation and a potential Granny flat or large home office/workshop could provide income enough to supplement your mortgage payments.

### FEATURES INCLUDE:-

- \* 4 large bedrooms with wardrobes
- \* 2 living rooms
- \* 6.8m x 3.0m Studio potential Granny flat or office
- \* Luxury chefs Kitchen with 40m granite benchtops
- \* ducted air conditioning
- \* 4m plus side access to a concrete pad for a caravan/boat/trailer
- \* Vacu Maid
- \* Timber flooring to the formal lounge and Master Bedroom
- \* Frameless glass showers

Coomera Waters is ideally placed and affords an idyllic lifestyle for the entire family to enjoy. Two Recreational Clubs keep everyone entertained boasting Tennis Courts, Swimming Pools, a Spa, Sauna and Gym. There are have over 25 km of walking tracks, a sandy beach and a 70 berth Marina. The Press Cafe offers friendly service and fantastic coffee. Local Coomera Waters shopping includes an IGA, Medical Centre, Chemist, Hair Dresser, and a Tavern that overlooks the stunning Marina. For the water sports folks and the boaties, there are 2 boat ramps just a short drive from the community, with easy access to the Broadwater.

Coomera Waters is situated on the Northern end of the Gold Coast, with the famous Theme Parks close by and right on the doorstep of the expanding growth corridor. With Brisbane only 45 minutes North and Coolangatta Airport just 40 minutes South on the M1. This truly is an enviable and convenient location

The first stage of the new \$1 Billion Westfield Coomera Town Centre is now open. With a choice of many restaurants, coffee shops, supermarkets, an Event Cinema and a range of speciality stores you will be spoilt for choice. It is conveniently located next to the Coomera Train Station and regular bus services. <https://www.westfield.com.au/coomera>

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

**PRICE:**  
**UNDER CONTRACT**

**OPEN FOR INSPECTION:**  
 N/A



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