



# SOLD

## SPACIOUS, LUXURY LIVING AT IT'S BEST

SIMPLY STUNNING, LUXURIOUS AND VERY SPACIOUS, 23 Pendragon Drive, Coomera Waters is on the market to sell !!  
5 years young and located in the beautiful Coomera Waters Estate, this amazing property is certain not to last.

With over 50 squares of spacious luxury, this beautifully presented and brilliantly designed split level two storey property includes four spacious bedrooms, Offering multiple living spaces including formal lounge and dining, 8 seat media room and large multi purpose room not to mention the luxurious gourmet kitchen with huge butlers pantry all on level two. The contemporary built in double sided gas fireplace is sure to keep you warm on those winter nights whilst creating an ambiance to adore. Entertainers, you will love this. Not one but two alfresco areas, one with outdoor kitchen features bbq, double door bar fridge, sink and additional storage which will allow to provide that perfect summer bbq for family and friends. Plus a separate alfresco area off the formal lounge. The flat, fully useable and fully fenced back yard is perfect for the kids to kick a ball or just play outside until their heart's content.

"Come on, let's take a walk inside"

A spacious entry greets you and present with a home office and additional sitting area. Also located on this ground level is the fantastic laundry and powder room. The stylish timber stairs lead you to the open plan area with formal dining and lounge area with double sided gas fireplace. This is complimented by a brilliantly designed gourmet kitchen complete with stone bench tops, island bench with waterfall edges and stunning pendant lights, undermount sink, 900mm stainless steel appliances including gas cooktop and freestanding oven. The large butlers pantry must be seen to be believed, featuring stone bench tops, undermount sink, dishwasher, plumbed fridge and an abundance of cupboard space and storage. If you are looking for your own space, you can enjoy the huge eight seat media room featuring high quality Epsom projector and big screen with surround sound and a large multipurpose room for the kids.

On the the top level, you will find 4 bedrooms, master featuring a stunning ensuite with freestanding bath and double vanity with huge walk in robe and your very own balcony that captures beautiful 180 degree views. The 3 additional bedrooms all have built in robes and

4 BED | 3 BATH | 2 CAR

PRICE:  
\$995,000

OPEN FOR INSPECTION:  
N/A



**Aaron Squires**  
0466824668  
coastalcollective@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 23 Pendragon Drive, Coomera

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.