6/23 PARK ESPLANADE, COOMERA, QLD, 4209









SOLD

WOW WHAT A VIEW!

Offering an unrivalled lifestyle and picturesque views over parkland this home provides a rare sense of seclusion in the booming epicentre of Coomera.

A complete sanctuary, fully renovated with new paint, carpet and floating floors throughout the home is finished with class and style and takes full advantage of the westerly aspect. The home is perfectly aligned for outstanding views highlighted by the master bedroom balcony overlooking the sun drenched park and lake, making this the perfect spot for afternoon coffee with your friend, loved one or in the company of a great book!

Spanning effortlessly across two expansive levels, it is the perfect balance of function, form and style. With the emphasis on practical family living this home comes complete with separate living spaces downstairs, a study nook upstairs, private courtyard and alfresco attached to front and back living spaces respectively. Accommodation is comprised of 3 generous bedrooms each with built-in robes, a master bedroom with ensuite and balcony and separate downstairs powder room. This all emphasises the practicality of the home, nothing is forgotten and room enough for all the family to enjoy!

Currently tenanted:
Lease end date 29th August 2021 (Tenants would love to stay on)
Paying $375 per week
Tenant in place for 10+ years

Body Corporate Current year 1/2/21 - 31/1/22:
Admin fund $2127.00
Sinking Fund $1976.00

- 3 bedrooms
- 2 bathrooms, plus powder room
- 1 car space lockup garage
- Master bedroom with walk-in robe, ensuite and private balcony
- 2 bedrooms with built-in robes
- Air-conditioning
- European laundry
- Two living spaces

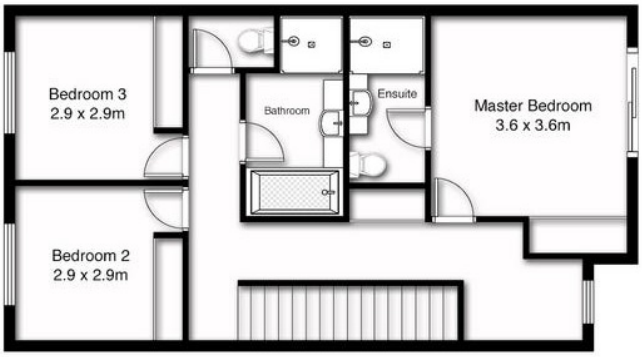
3 BED | 2 BATH | 2 CAR

PRICE:
$405,000

OPEN FOR INSPECTION:
N/A



Jordan O'Sullivan
0428108888
empirerealty@atrealty.com.au
www.atrealty.com.au







EMPIRE REALTY | @realty

1 2.5 3

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 error, omission or mis-statement. This plan is for illustrative purposes only and should only 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.

Jordan O'Sullivan
0428108888
empirerealty@atrealty.com.au
www.atrealty.com.au

@realty