42 CYPRESS CIRCUIT, COOMERA, QLD, 4209

COLLEY & CO
ESTATE AGENTS









SOLD

UNDER CONTRACT

Stunningly tasteful 2015-built family oasis is currently tenanted to 15th January then month by month thereafter. Why not elevate your lifestyle in the sought-after Genesis estate?
The presentation is outstanding, and the features are sure to impress with 3m side access, split cycle air conditioning/heating to the Living Room and Master Bedroom, auto double lock up garage, and an oversized living area. Why build? Just take the prize with no effort! This house will appeal to those who seek a stylish and minimal maintenance lifestyle, with enough yard space to please the pets and kids!
The Residents Clubhouse features exclusive use of a gymnasium, business centre, cinema room, multipurpose indoor and outdoor function area, beautiful resort-style swimming pool, barbecue facilities and an onsite manager. All this for only $32 per week Body Corp.

Notably featuring: -
* 4 Large bedrooms with built-in wardrobes and ceiling fans
* 574 sqm block
* 3m side access
* Large open-plan living area
* Beautiful kitchen with stone bench tops and a 4-burner cooktop, stainless steel oven
* Modern family bathroom with bath and separate shower
* Master bedroom with WIR & contemporary en suite
* Separate Landry and plenty of storage
* Reverse cycle (heating and cooling), air conditioning to the Master bedroom and living room
* Fully fenced generous yard with potential vehicle access on both sides
* LED downlights throughout
* Great living area leading to the outdoor alfresco
* Ceiling fans
* Sparkling pool at the clubhouse
* Gymnasium at the clubhouse
* Double Car garage with internal access
* Currently tenanted until late 15/01/2023
* Rental appraisal for the next term $700 - $750 per week
* Body Corporate Levies approx. - $32 per week

Travelling distances by car…
Woolworths 6 minutes

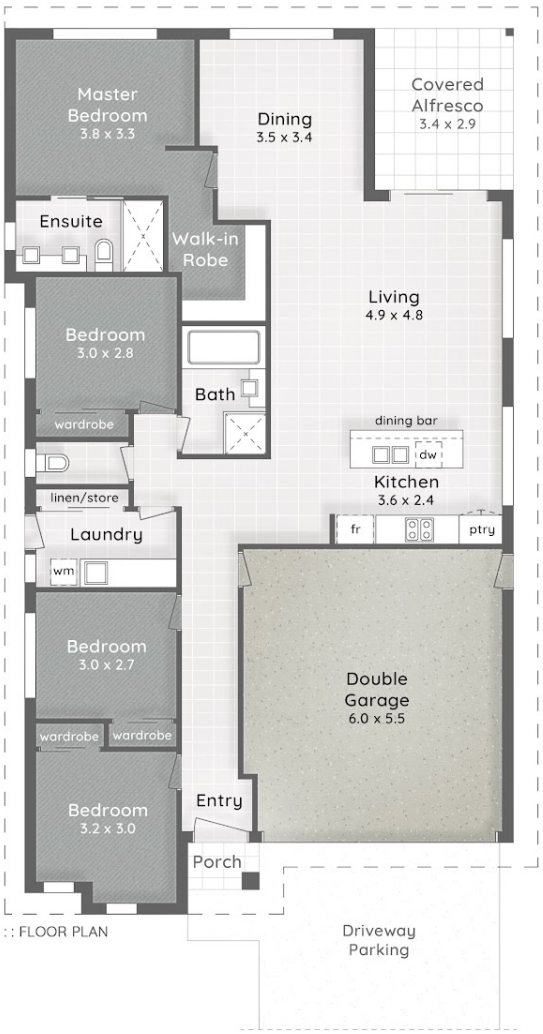
4 BED | 2 BATH | 2 CAR

PRICE:
$758,800

OPEN FOR INSPECTION:
N/A



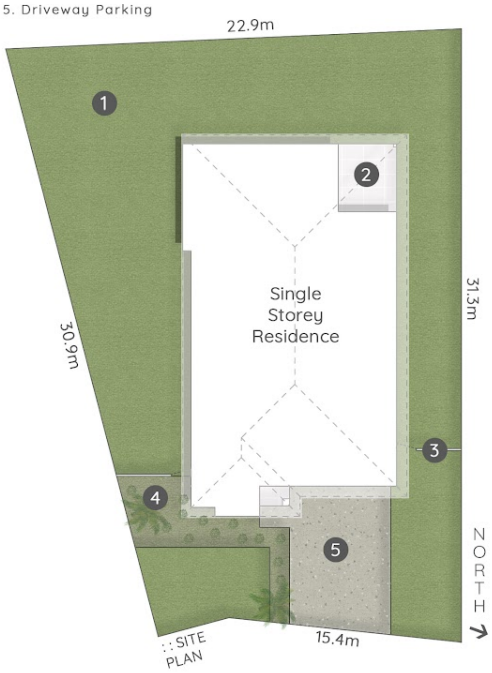
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: : FLOOR PLAN

LEGEND

1. Fenced Yard | 2. Covered Alfresco
3. 3.3m Side Width | 4. 3.5m Side Width
5. Driveway Parking



: : SITE PLAN

CYPRESS CIRCUIT

ANDREW COLLEY PROPERTIES

@realty

0488 217 803

42 Cypress Circuit
COOMERA

574m²

4 Bed

2 Bath

2 Car + Off-Street

Internal 175m²
Alfresco & Porch 12m²
Total 187m²

pdc. space brought to life

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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.

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