

**1/90 Kangaroo Avenue, Coombabah, Qld 4216**



**Sold Duplex/Semi-detached**

Saturday, 12 August 2023

1/90 Kangaroo Avenue, Coombabah, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Frank Gardner



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## Contact agent

Experience the epitome of privacy and tranquility as you revel in your own riverfront reserve, surrounded by an abundance of wildlife in your backyard. This fully renovated gem spares no expense, ensuring you'll enjoy the finest in modern living. Just step into luxury with 3 bedrooms, 2 bathrooms, and ample space to accommodate 3 cars. Embrace sustainable living with 30 solar panels and a large 7.5Kw inverter, providing the incredible advantage of no electricity bills since installation. The heart of this home is the brand-new kitchen, boasting top-of-the-line Miele appliances, soft-closure technology, and a convenient butler's pantry. Gather around the breakfast bar, featuring large drawers on one side and cupboards on the other, making meal preparation an absolute joy. The master bedroom has an ensuite bathroom that includes a large walk-in robe, elegantly fitted out to cater to all your storage needs. Unwind in the privacy of your own courtyard, accessible from the master bedroom's sliding door, offering a serene outdoor retreat. All bedrooms come with built-in robes, meticulously fitted out to maximize space and organization. Escape to your private spa retreat, complete with a vergola roof, allowing you to stargaze and relish in blissful relaxation and nestled among tropical palms. Don't miss this rare opportunity to own a property that harmonizes luxury, sustainability, and nature's beauty. The Property is located on a quite cul de sac street surrounded by parks and the nearby Lake. The property is close to shops, cafes, Harbour Town outlet shopping, Reading cinemas, public schools, Kindergarten, a short drive to Runaway Bay Shopping Village Precinct. Features include: External wall and driveway with 3 vehicle parking. Pedestrian gate to courtyard retreat with Spa, vergola roof privacy and tropical palms. Entrance open plan living, floating timber laminate flooring, wall mounted shoe cabinet. Spacious Lounge Living, remote ceiling fan light, split system reverse cycle air-conditioning. Magnificent kitchen, Island bench, breakfast bar, laminate bench tops, quality cabinetry. Overhead/under bench cupboards, drawers are soft close. Triple down lighting elegant with quality finish. Double fridge recess, plumbed for ice making-chilled water. Quality Miele appliances oven, dishwasher ceramic cooking top rangehood. Tiled splashbacks with shiny black finish. Stainless sink with mixture tap and separate filtered water tap. Butler's pantry with room for portable toaster or coffee making station. Master bedroom, semi mirrored walls ceiling fan light. Access to private retreat with artificial grass. Walk-in robe with lots of shelving hanging space and storage. Ensuite bathroom fully tiled floor to ceiling. Large shower space, vanity-wall mirror, toilet, heat lamps, towel rails. Bedroom 2 a King Single features ceiling fan light, skylight, double mirrored robes. Separate toilet. Main bathroom tiled floor to ceiling with ceiling light and heater lamps. Vanity-900mm with cupboards and wall mirror. Fully enclosed laundry with overhead cupboards. Guest bedroom with separate access ideal for teenagers' retreat or grandparents. Unique Space saver fold up bed, - bed side cabinets, ceiling fan light, TV station. Tripple mirrored robes, extra storage, and oblong storage cube cabinet. Note: could be used as home office, gymnasium-utility room. External attributes and features. Dual sliding doors to outdoor living, dining, and entertaining with river views. Low maintenance tropical palms and lawned areas for kids and pets. Gated access from the rear gardens to grassed walkway, rivers edge, treescape nature reserve with approximately 6 km of board walk and exercising space or just relax and enjoy the natural surrounds and habitat. Off street parking, carport for 2 cars + 8 x 5 Trailer or jet ski parking space. 3 x 2 shed with shelving or workshop. Additional Information. Secure, private, security and fly screens. Security stations x 8 locations internal/external. Abundance of lighting and power points. Air-conditioned for relaxation and comfort. Private sanctuary with spa comprising ironized filter system, bubbles and massage. 7.5kw Solar system 30 panels- North and West facing, Quality inverter. Roller door with auto operation for storage space/bench and shelving. Outgoings: • GCCC rates approx. \$917 per half year • Water rates approx. \$311 per quarter • "No Body Corporate" • Insurance strata approx. \$935 per year • Rental Appraisal upon request. Close by amenities: • Nearby Lake, parks, wildlife habitats • Possum Park and kids play area. • Kangaroo Park and kids play area. • Marsupial Park and kids play area. • Wallaby Park • Crystal reef park and walking pathways. Area Profile. Set in this much sought-after location of Coombabah and just a short drive to Runaway Bay shopping village, medical centre, Runaway Bay Tavern, Boutique shopping and the Runaway Bay sporting complex. There is a Kindy Garden nearby and Coombabah High school. A short drive to Paradise Point with boutique shops cafes and beach, Southport CBD, Griffith University and the Gold Coast University Hospital. Good public transport running to all major centres and Surfers Paradise. For outlet shopping Harbour Town is nearby. Great Family lifestyle, living, location and with easy access to the Pacific Motorway North to Brisbane Airport or South to Coolangatta Airport. A short drive to all the Major theme parks including Sea world, Wet and wild water world Australian outback, Movie world and Dreamworld. Easy access to Surfers Paradise, Northern beaches, or Hinterland Mountains.