

**11 Mackenzie Street, Coomera, Qld 4209**



**House For Sale**

Thursday, 14 March 2024

11 Mackenzie Street, Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



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## JUST LISTED!

Located in a tranquil street within the sought-after Coomera area, this tidy standalone residence caters to a diverse range of potential occupants, including young families, downsizers, professionals, and investors. Offering spacious interiors flooded with natural light, modern finishes, and spacious backyard, this property is ideal for those seeking comfortable family living in a prime location. Conveniently positioned just minutes from the M1 motorway and a short walk from Woolworths shopping centre, Westfield, the train station, schools, childcare facilities, and theme parks, this home ensures easy access to essential amenities. Given Coomera's rapid growth and promising future, investing in this property presents an opportunity for future capital appreciation. Don't delay in securing this home and investing in your future! The layout features a seamless open plan design, boasting a gas cooktop, electric oven, ample storage options, and the spacious kitchen overlooking the living/dining area. An outdoor entertainment space and a well-maintained lawn complement the residence. Additionally, there's a versatile extra living space suitable for a cosy sitting room, a productive home office, or a vibrant kids' play area. With tiled flooring throughout, the house exhibits a thoughtful layout and high-quality finishes. It comprises four generously sized carpeted bedrooms, all with fans and built-in wardrobes. The master bedroom includes a modern ensuite and a substantial built-in robe. Despite its peaceful ambiance, the property offers convenient access to various local amenities, including schools, shopping centres, sports facilities, and recreational areas. Don't miss the chance to own this exceptional family home in one of the Gold Coast's most sought-after suburbs - arrange your inspection today!

**Features Include:**

- Spacious kitchen, gas stovetop and electric oven, stainless steel appliances, pantry & significant storage.
- Master bedroom with a split system air conditioner, inclusive of a walk-in robe and stylish ensuite
- Three additional remaining bedrooms are each fitted with built-ins & fans throughout
- Main bathroom includes both a shower and separate bathtub
- Split system air conditioning in the family living area & master bedroom
- Expansive outdoor entertainment area and grassed backyard
- Double lock up garage
- Side access
- Fully fenced
- Council Rates: Approximately \$2,400 pa
- Water Rates: Approximately \$1,400 pa (dependent on consumption)
- Estimated Rental Potential of \$700 - \$750 per week
- No Body Corporate or Estate fees

**Nearby Amenities:**

- Picnic Creek State School
- Coomera Rivers State School
- St Joseph's College
- Foxwell State Secondary School
- TAFE Coomera Campus
- Coomera Train Station
- Westfield Coomera
- M1 Motorway

This home's location gives you the best of both worlds - a peaceful neighbourhood with all the conveniences nearby. Local shops are conveniently located just a short distance away, ensuring easy access to all your everyday needs, making errands easy and spontaneous outings fun. Families will love having a variety of schools close by, catering to different preferences and educational needs. And when it's time to relax and have fun, this area has it all. The nearby Westfield Coomera offers a world of shopping experiences. If you're up for an adventure, buses and trains make it easy to explore nearby areas. Let's not forget about the famous theme parks practically at your doorstep. Whether you're into thrills or planning a family day out, these attractions are easy to get to, so you can make lasting memories without long trips.

**Why do people love living in Coomera?** A charming suburb in the Gold Coast, Queensland that offers a delightful mix of urban comforts and natural beauty. It's home to the bustling Westfield Coomera shopping centre, diverse restaurants, and cosy cafes. Nature lovers can explore Coomera Waters and Coomera Regional Park, while thrill-seekers enjoy nearby theme parks like Dreamworld and Movie World. With its blend of amenities and attractions, Coomera has something for everyone to love. For all of your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.