

**13 Rival Lane, Coomera Waters, Qld 4209**



**Sold House**

Friday, 6 October 2023

13 Rival Lane, Coomera Waters, Qld 4209

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 927 m2**

**Type: House**



Rod Ryan

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## Contact agent

Inspect now or you may miss this opportunity. 13 Rival Lane, an iconic property in Coomera Waters, has been renovated to become a dream home on one of the best blocks in the area. With its prime location and incredible living spaces, it is the perfect home for families who love to entertain. Sitting proud on a large 927m<sup>2</sup> block and a total of 70 Squares under roof, you will find a fully renovated coastal dream home that centres around an incredible 50m of water frontage made for creating life-long memories with family and friends.... This remarkable property has been thoughtfully re-designed by its current owners to maximise the lifestyle potential of this home. Fully renovated from top to bottom, this contemporary coastal home will take your breath away the moment you step inside with a relaxed, friendly vibe combined with an air of elegance and sophistication. The light-filled home features huge glass windows in the formal and informal dining rooms looking over the magnesium pool and deck that has been extensively lit to shine as the sun goes down. The stylish sitting room features a contemporary, gas fireplace and views of the water. The extra-large boat dock and jetty is a rare find and offers endless possibilities for water activities with unencumbered deepwater access to the Gold Coast Broadwater. All bedrooms are spacious with robes, balconies/decks and offer privacy with their very own ensuite bathrooms. The huge Master Suite has stunning water views from a private deck and the Guest Suite located upstairs includes a large balcony overlooking the nature reserve, a sitting area and a hidden kitchenette providing optional dual living for intergenerational families or older children. You really must inspect this magnificent property. Property Highlights:- Enter through the main front door foyer to be welcomed by a large, sunken sitting room with outstanding views and gas fireplace- 4 spacious bedrooms all with ensuites and robes (with options of additional 5th bedroom)- Huge Master Bedroom on lower level with parents retreat, walk in robe, timber deck, water views and ensuite featuring double basin, stone benchtops, walk in shower and separate corner spa with relaxing river views. - Guest suite located on the upper level with large balcony, walk in robe, ensuite, kitchenette and separate side entrance.- Beds 3 & 4 both have their own private ensuites, robes and share a balcony overlooking the river and nature reserve- Extra large kitchen located in the perfect position to overlook the water from three angles. Stone bench tops with waterfall ends, bi-fold windows with servery to outdoor entertaining area, excellent storage space, a Cookmaster free standing oven with 6 gas burners and a hot plate section and finished with an oversized walk-in pantry and a spacious utility cupboard.- 4 Living areas across 2 levels, space for everyone!- 17m pontoon accommodating up to a 60ft vessel with power and water- Sparkling inground, magnesium pool and spa with breath-taking views- 2 Car Garage with extra storage- Wide driveway with parking for up three additional vehicles on the property- Gated, secure side access for caravan, trailer or car- Large Laundry and Mud Room with extra storage- Fully Ducted Air conditioned with ceiling fans throughout.- 15kw Solar System with 41 quality solar panels - Spacious powder room/guest bathroom on lower level- High ceilings throughout- Automatic shutters throughout- Fully Alarmed- Low maintenance gardens- Spacious, outdoor entertaining area, fully screened with wide water views- Sparkling magnesium pool and spa surrounded by timber decking overlooking the river- Soundproof media room, retreat, or music room- Family room/oversized office or 5th bedroom with build in cupboards and balcony overlooking waterways

What does Coomera Waters have to offer?Coomera Waters is ideally located on the northern Gold Coast, at the mouth of the Coomera River offering easy access to the Broadwater and beyond.Ideally located midway between the Brisbane Airport and Coolangatta. Only 40 minutes from Brisbane CBD, 15 minutes from Southport and 7 km from the M1. On the doorstep to the Broadwater across the river from Sanctuary Cove this master planned, eco-residential community surrounds a 17hectare harbour, a 70berth marina and is interconnected by over 24kms of eco-walking trails and extensive parklands.The estate has 24-hour on-site security, a waterfront tavern, restaurant, chemist, Doctor's Surgery and two resident's only recreational centres with fully equipped gyms, pools, full size tennis courts, BBQs, function facilities and a strong community spirit Coomera Waters is an easy choice for you and your family.Coomera Waters is a body corporate private estate, ideally located on the northern Gold Coast and at the mouth of the Coomera River offering easy access to the Broadwater and beyond.Ideally located midway between the Brisbane Airport and Coolangatta. Only 40 minutes from Brisbane CBD, 15 minutes from Southport and 7 km from the M1. On the doorstep to the Broadwater across the river from Sanctuary Cove this master planned, eco-residential community surrounds a 17 hectare harbour, a 70 berth marina and is interconnected by over 24kms of eco-walking trails and extensive parklands.The estate has 24 hour on site security, a waterfront tavern, restaurant, chemist, Doctor's Surgery and two resident's only recreational centres with fully equipped gyms, pools, full size tennis courts, BBQs, function facilities and a strong community spirit Coomera Waters is an easy choice for you and your family.

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