

# 13 Ruthean Circuit, Coomera Waters, Qld 4209

## House For Sale

Sunday, 5 November 2023



13 Ruthean Circuit, Coomera Waters, Qld 4209

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Blake Sullivan



Nikos Paxie

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## Interest Above \$1,850,000

This stunning home offers a rare opportunity to live in refined luxury. With an emphasis on style and space, this home is a true sanctuary for those seeking an exquisite lifestyle. Featuring a modern design with clean lines and high-end finishes, this contemporary family home boasts a generous floor plan with ample living space for all your needs. From the open-concept living areas to the chef's kitchen, you'll love the flow and functionality of this home. Enjoy outdoor living to the fullest and embrace the Queensland lifestyle with an outdoor entertainment area that will make you the envy of all your friends. The covered alfresco dining area, sparkling magnesium pool, and meticulously landscaped gardens create a true outdoor oasis. Coomera Waters is a thriving and family-friendly community with excellent schools, shopping, dining, and recreational options. It's also conveniently located for easy access to major transport routes, making your daily commute a breeze.

Features-  
- Luxurious kitchen with 60mm Carrara marble waterfall end island bench, LED strip lighting, gas cooktop, new integrated Asko dishwasher, 90cm Westinghouse self-cleaning oven  
- Expansive primary suite with raked ceilings, elevated spa bath, spacious ensuite including Carrara marble topped vanity and laundry shoot, walk-in robe  
- Brand new German Oak engineered timber flooring upstairs  
- Brand new carpet in bedrooms  
- Entire home inside and out freshly painted  
- Three metre high ceilings in lounge rooms  
- Ionised and alkaline reverse osmosis water to kitchen tap  
- Instantaneous hot water throughout – natural gas  
- Ducted-zoned air conditioning  
- Media room with Panasonic projector and Klipsch surround sound  
- In-ground Magna pool (magnesium) with natural gas heating and French limestone tiling surrounds  
- Expansive undercover deck with remote-controlled electric blinds  
- Brand new built-in outdoor BBQ area with natural gas, double-door bar fridge and sink  
- Epoxy garage floor  
- Side access for jetski or trailer  
- Automatic garden irrigation  
- Keyless electric front door

Built with a steel frame for your peace of mind  
Body Corporate Levies - Approx \$78 Per Week  
'Coomera Waters Estate' is a family-friendly, open-gated community bordered by a natural Koala habitat. Immerse yourself in the tranquil surroundings and take advantage of the private marina, perfect for boating enthusiasts or those seeking a stroll along the water's edge. The community also features recreational centres, tennis courts, swimming pools, a sandy beach with volleyball courts and a state-of-the-art fitness centre, all designed to enhance your well-being and provide endless recreation opportunities. The body corporate payment covers 24/7 security with vehicle patrols and CCTV network, maintenance of common gardens and play spaces, access to the site office with caretakers and after-hours support, and free transport to the Harbourvue Tavern. This is more than just a house; it's a lifestyle. 13 Ruthean Circuit, Coomera Waters, offers a unique opportunity to live in luxury and serenity while enjoying all that the Gold Coast has to offer. Don't miss your chance to own this remarkable property - it's an investment in your future happiness. Call Blake or Nikos now to arrange a private viewing.