

16 Pamphlet Ln, Coomera, Qld 4209



House For Sale

Friday, 10 May 2024

16 Pamphlet Ln, Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 482 m2

Type: House



Sam Baweja
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JUST LISTED!

"Immaculate Family Haven or Lucrative Investment Opportunity in Genesis Estate" This impeccably maintained property offers an inviting blend of modern living and investment potential. Boasting:- Expansive open-plan layout with seamless indoor-outdoor flow through glass sliding doors to the outdoor entertaining area.- Well-appointed galley-style kitchen featuring a pantry, dishwasher, and ample storage space.- Convenient double lock-up auto garage, garden shed, and a 5000Ltr water tank plumbed to laundry/toilets.- Versatile layout with 4 bedrooms (or 3 bedrooms plus media) and 2 pristine bathrooms.- Comfort-enhancing features including air conditioning, fans, screens, security system, and instant gas hot water.- Low-maintenance landscaping including lush lawns, 2 herb/vegetable raised gardens, on a fully fenced 482sqm* block.- Situated in an elevated position within the sought-after Genesis Estate, residents enjoy proximity to the Residents Club and a host of amenities including schools, transport links, shopping centers, and recreational facilities. Meticulously cared for by its owners, this property presents in near-perfect condition, offering a turnkey solution for families or investors alike. Key features include:- Master bedroom with walk-in robe and ensuite, complemented by two additional bedrooms with built-in robes.- Light-filled open-plan living and kitchen area, seamlessly connected to the outdoor entertaining zone.- Well-equipped kitchen with stainless steel appliances, breakfast bar, and ample pantry space.- Fully fenced backyard ensuring safety for pets and children. The multimillion dollar Exclusive Genesis Residents Club is about providing and promoting a healthy community lifestyle for those looking for something special by including the following facilities:- Landscaped gardens surrounding the resort pool and BBQ areas- Fully equipped gymnasium, community room, media room with projector and screen- Indoor and outdoor function centre with full kitchen- 24/7 roaming security patrols, on site manager- Energex natural gas and fibre optic cable

Additional details: Body Corporate: \$51 per week approximately (pay-on-time discounted rate) Convenient access to the M1 motorway, local shopping, and public transport. Approximately 45 minutes to Brisbane and 20 minutes to Gold Coast beaches. Just 5 minutes to Coomera Train Station and the Westfield Coomera Town Centre, and 10 minutes to public and private schools. This property presents an exceptional opportunity to embrace a lifestyle of convenience, comfort, and community in one of the Gold Coast's most desirable locations. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.