

17 Balmara Place, Coomera Waters, Qld 4209



Residential Land For Sale

Thursday, 4 April 2024

17 Balmara Place, Coomera Waters, Qld 4209

Area: 842 m2

Type: Residential Land



Josh Finch

0422035686

Auction

Capitalise on a prime waterfront opportunity with the purchase of the last remaining vacant block within the serene Coomera Waters Estate. Holding a generous 20m* of wide-water frontage and equipped with an 8m* pontoon, the block is positioned less than 700m* from the Coomera River. DA approval has already been granted for an architect-designed home to be built on the block, alternatively a new owner can create their own vision for the expansive lot. Ideal for boaties, enjoy bridge-free access to the Broadwater and open ocean beyond for day trips to nearby Stradbroke Island and Moreton Bay. Coomera Waters Estate has a 70-berth marina and is surrounded by recreational facilities including extensive parklands interconnected by 17km of eco walking trails, providing a secure and picturesque setting for families and outdoor enthusiasts. The Highlights:- Vacant 842m²* lot with 20m* wide-water frontage - Less than 700m* to Coomera River - 8m* pontoon - Bridge-free access to the Broadwater - Last remaining block within the secure, gated Coomera Waters Estate - 24-hour on-site security - DA approved architect-designed plans - Located across the river from Sanctuary Cove and Hope Island - Residents of the estate have direct access to amenities such as gyms, pools, tennis courts, BBQ areas and function facilities. Coomera Waters Estate enjoys an enviable location on the northern Gold Coast in proximity to the Coomera Waters Marina Village precinct, which is the hub of the community. Here you will find eating and dining options such as the Coomera Waters Tavern, Shannon's Steak and Seafood, and the Press Café, alongside a supermarket, chemist and medical centre. Westfield Coomera Shopping Centre is only 7km for everyday shopping, or for something more upmarket, jump in the boat and head across the river to Sanctuary Cove to access to boutique shopping, fine dining restaurants and world-class golf courses. The estate offers easy access to the M1 for an easy drive north to Brisbane or south to the heart of Surfers Paradise, which can be reached in 30 minutes. Coomera Waters Estate is with 10km of a number of schools, including St Joseph's College and Assisi Catholic College and Upper Coomera State College. Adopt the ultimate waterfront lifestyle in this sought-after, secure estate – contact Josh Finch on 0422 035 686. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.