

# 18 Madison Road, Coomera, Qld 4209

RODGERS & WILSON

## House For Sale

Saturday, 18 May 2024

18 Madison Road, Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 463 m<sup>2</sup>

Type: House



Cameron Webber  
0756368963



Oliver Rodgers  
0756368963

## OFFERS OVER \$850,000

""PROFESSIONAL PHOTOS COMING TUESDAY"" Rodgers & Wilson is proud to present 18 Madison Rd Coomera, a newly renovated home that perfectly combines comfort, security, and modern amenities, ideal for family living. This impressive property, located in a desirable Coomera neighborhood, offers close proximity to both private and public schools, shops, and public transportation, making it an excellent choice for convenience and lifestyle. The house features four spacious bedrooms, each equipped with built-in cupboards and ceiling fans, two bathrooms, and a two-car garage. Upon entering, you will immediately notice the quality finish and thoughtful layout designed for family living. The heart of the home is a large living area that overlooks a fully renovated modern kitchen, leading out to an inviting outdoor entertainment area. With a super low maintenance garden with irrigation in the backyard...Stunning Features include:

- Four spacious bedrooms, each with built-in cupboards and ceiling fans.
- Two bathrooms including a stunning ensuite
- A large living area that seamlessly connects to a fully renovated modern kitchen.
- An outdoor entertainment area that opens to a fully fenced garden.
- A 6.6kw solar system to help reduce electricity costs.
- Water-efficient fixtures and energy-efficient appliances, promoting a sustainable and cost-effective home environment.
- Double Car Garage
- Air-conditioning throughout in addition to ceiling fans
- Sleek kitchen new with induction cooktop & built in dishwasher to match cabinetry
- Open plan living and dining with quality new floor boards
- Master bedroom with large stylish ensuite
- All Bedrooms are either built-in robes or walk-in robes
- Generous storage upstairs and downstairs
- Double lock-up garage plus a driveway car space
- Fully fenced with quality landscaping
- Pet friendly Block
- \$85 million dollar Pimpama Sports Hub less than 5klm away.
- Choice of 2 train stations, Pimpama and the almost completed Pimpama South as well as Coomera
- Westfield shopping centre with cinemas.

<https://www.westfield.com.au/coomera>

- Costco with fuel station.
- Major Northern Gold Coast Hospital starting soon.
- Bunnings, BCF, and all other big box retailers.
- Choice of 15 Schools and colleges.
- Dreamworld, Movie world & Wet N Wild 5-10mins drive
- Gold Coast marine precinct ( 10 min)
- Jacobs well boating with access to the Broad-water (15 min)
- Gold Coast CBD 30 min, Brisbane 45 min.
- Building size of 156 m2
- Land size 463sqm
- Body Corp fees \$0 N/A
- Rates Approx \$35 per week
- Water Approx \$20 per week
- Rental Appraisal \$780 Per week

Security is paramount with a state-of-the-art CCTV system that includes both internal and external cameras. The outdoor area is perfect for relaxation or entertaining guests, with a fully fenced garden and a large, flat backyard that has enough room for a potential swimming pool addition. Don't miss out on the chance to make this outstanding property your new home. The first opportunity to view this beautiful home will be at the open house on Saturday, 25th May from 12:00-12:45