

# 19 Impeccable Circuit, Coomera Waters, Qld 4209



## House For Sale

Tuesday, 7 May 2024

19 Impeccable Circuit, Coomera Waters, Qld 4209

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



April Crossen

## \$1,450,000 OFFERS ABOVE

This custom-built property sits proud at the top of Impeccable Circuit with amazing views that deliver an awesome backdrop, Sunsets are just superb, coupled with the overall location approximately 15 minutes' drive to the Coomera Westfield Shopping Center, M1 Highway Connection, and the train to commute to Brisbane City and the Airport. The convenience of it all with the Coomera Hub sure is a winner and that short drive home to the peaceful surrounds and fantastic lifestyle of the unique Coomera Waters will certainly be ticking all your boxes. Coomera Waters is perfectly positioned on the Northern end of the Gold Coast and offers a great lifestyle for the whole family to enjoy. The 2 Recreational Clubs will keep everyone entertained with Tennis Courts, Swimming Pools, Spa, Sauna, and Gyms. For those who love the outdoors we have over 25 kms of walking tracks, our own Sandy Beach, and a 70 berth Marina. At the Coomera Waters Village, you will find the Press Cafe that offers friendly service and good coffee. There is also an IGA, Medical Centre, Chemist, Hairdresser, Enzos Italian Restaurant, and Tavern that overlooks the stunning Marina. Very deceiving from the front this property will not disappoint. Custom built "Home of the Year 2009" presented by HIA Awards! Offering 5 bedrooms, 3 bathrooms, plus extra powder room, media, large open plan central living, kids retreat or guest lounge and additional study nook. STORAGE is a big tick with plenty of it throughout the building and below the dwelling, (Presenting many Options), plus an oversized garage. To finish the "WOW FACTOR" the upper deck is fabulous with outstanding views with all your entertaining needs and is complete with built-in BBQ kitchen and pull-down blinds. TICK! TICK! AND TICK! A BIG IMPACT FOR SURE! DON'T DELAY AND CALL APRIL TODAY 0430 478 060

Sadly, the owner is moving on from this beautiful property and my instructions are clear.

**SELL! DETAILED DESCRIPTION:-** Entertain with ease! With large decks and fabulous views. Get excited about just how this property presents with higher ceilings throughout connecting to large open plan living spaces. The kitchen bench is a standout feature, quality assured, beautifully finished in high end stone and storage in abundance with a walk-in pantry on hand. All facing out to the top deck with abundance of space to entertain complete with built-in BBQ and kitchen area. On the upper level you will also find a large media room for family time. The Master bedroom being positioned to the back of the property on the upper level, taking in those stunning views. The bed sits on a raised platform, clever in design again to capture those amazing views. To finish there is good storage and well-appointed ensuite. **TO THE LOWER LEVEL:-** 3 bedrooms all of good size the family bathroom is a 2-way also works as an ensuite. A private guest lounge or kids retreat and an additional study nook. **PROPERTY PARTICULARS:-** Ducted Air Conditioning, Ceiling Fans, 5 Bedrooms, 3 Bathrooms, + Extra Powder Room, Separate Media Room, Separate Kids Retreat or Guest Lounge, Study Nook, Large Deck with Amazing Views, Pull Down Screens for all year round Comfort, Stunning Kitchen, Built in BBQ Kitchen Area, Good Storage throughout the Building, + Big Tick Additional Storage Under the Building, (Presents many options), Vacuum Maid, Over Sized Garage, Block size 870m2 Approximately. There are plenty of local schools in the area including Picnic Creek State School, Coomera Rivers, Foxwell Secondary College and St Josephs. For the water sport folks and the boaties, we have 2 boat ramps just a short drive from the community, with easy access to the Broadwater. With Brisbane only 45 minutes North and Coolangatta Airport just 40 minutes South on the M1, this sure is the place to be, without a doubt! We also have the convenience of the Coomera East Shopping Centre, and the New Medical / Hospital currently underway which is a 5-minute drive from Coomera Waters, or a little further down the road Westfield Coomera Town Centre. With a choice of many restaurants, coffee shops, supermarkets, cinemas, and a range of specialty stores you will be spoilt for choice. It is conveniently located next to the Coomera Train Station and regular bus services.

<https://www.westfield.com.au/coomera> Want to become part of the Coomera Waters community that offers a great lifestyle that truly is magnificent? Then come and visit us today. **DISCLAIMER:** We have prepared this advertisement to the best of our knowledge in relation to the property shown. We accept no responsibility and disclaim all liability in respect to any errors, contained. Prospective purchasers should make their own enquiries to verify the information shown in this advertisement.