

**2 Victoire Court, Coomera Waters, Qld 4209**



**Sold Residential Land**

Monday, 14 August 2023

2 Victoire Court, Coomera Waters, Qld 4209

Area: 401 m2

Type: Residential Land



Simon Finlayson  
0755731077

**\$460,000**

Instructions are very clear - The Owners want it SOLD! This is the perfect opportunity to design and build your dream home. The location of this block is simply unbeatable, with 24-hour security ensuring your peace of mind, and all within a minute's walk from the Marina, which is home to the local cafe, tavern, recreational centre, Doctors, Chemist, and convenience store. Imagine living in a place where you can wake up every day to the tranquillity of stunning water views, beautiful parklands, walking paths and then spend your evenings watching the amazing sunsets over the hinterland. Key Features - • Lot 643 / 401 sqm of Land • Approx. 15.2m frontage by 26.2m depth • Northeast to the rear aspect • Positioned High offering amazing views • Low Body Corporate Fees (approx. \$72 p/w - paid quarterly) - Covers 24/7 Security (vehicle patrols and CCTV), Access to Two (2) Recreational Clubs, All common grounds and garden beds maintained • Access to two (2) local boat ramps - one (1) within 700m from your new block of land • Natural Gas & Fibre Optic services available in the Estate • Easement Exclusive Coomera Waters Estate facilities including - • Two (2) Rec centres with swimming pools, spas, sauna, gymnasiums, and fitness centres, four (4) floodlit tennis courts, common rooms with kitchen facilities, BBQs areas • Peace of mind with 24/7 security (vehicle patrols and CCTV), onsite caretakers and after-hours support • Coomera Waters Estate also features parks with children's play equipment, a marina, waterfront tavern, IGA, cafe, medical and retail options • Seven (7) public and private schools within an 8km radius • 7km to Westfield Coomera and Coomera Train Station • 8km to the M1 Motorway • Approx. 10 minutes' drive to the Gold Coast theme park/s • Approx. 40 - 45 minutes' drive to either the Gold Coast or Brisbane airports Don't hesitate contact Brett Greenwood today on 0421 444 334 to discuss securing this magnificent block of land. For all your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050. All inspections will be conducted adhering to COVID-19 Social Distancing Guidelines and Ray White's no-contact policy. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White Upper Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.