

**23 Bloom Avenue, Coomera, Qld 4209**

**KONNECT**

**Sold House**

Wednesday, 16 August 2023

23 Bloom Avenue, Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

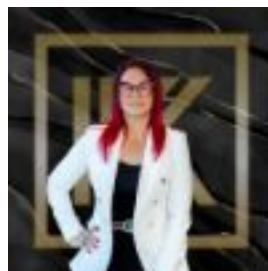
**Parkings: 2**

**Area: 452 m2**

**Type: House**



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**\$747,000**

Eloise is proud to present another Property in Coomera at 23 Bloom Ave, Coomera. This beautiful 4 bedroom 2 bathroom home is perfect for an investor, modern-day couple, or family. This outstanding home situated in the highly sort after Bloom Estate, set amongst leafy parkland and surrounded by walkways and bike trails, creating a distinctive attractive landscape for you to call home. Coomera is one of the fastest growing suburbs on the Gold Coast, Coomera is the place to be! The modern touches and fantastic location is why properties in this pocket of Coomera don't last long. Rivina circuit is located a short walk to Coomera Rivers State School and a local shopping precinct featuring an IGA and many other convenience st. Perfectly positioned in this relaxed environment it will feel like a world away. Yet, you are only a short stroll to the local shopping precinct, schools, childcare center, healthcare facilities, Coomera Station, and the Westfield town center. ores but it's also only minutes to Coomera train station, Westfield, Tafe, and the new proposed hospital!

**FEATURES INCLUDE:-** 4 Bedrooms (walk-in robe to master, built-in to all other bedrooms- 2 Bathrooms (1 ensuite)- 2 Toilets- Open-planned dining, lounge & Kitchen - Blanco Dishwasher- Blanco Oven- Blanco Stovetop & Rangehood- Split system Aircon units in Master and Lounge Area- Ceiling fans throughout- Separate Laundry - Generous backyard - Fully Fenced- 2 Garage Lock-up- Outdoor Covered Alfresco Area- 452 m2 Land Size- Water Efficient Appliances- Regular Annual Termite Control Inspections- Council Rates -  $\$1,207.23 \times 2 = \$2,414.46$ - Water & Sewerage Rates -  $\$1,621.10$  (approximately) This home is situated in the catchment zone for Coomera Rivers State School. For those investors who are looking to start or further develop this property is currently rented out for \$650 per week until Feb 2024. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we can't guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries. House has been digitally stage for the privacy of the tenants. Your Agent Eloise Pouhila on 042466585821 Email: [eloise@kconnect.homes](mailto:eloise@kconnect.homes)