

# 3 Ambermerle Way, Coomera Waters, Qld 4209

GREENWOOD

## House For Sale

Tuesday, 30 April 2024

3 Ambermerle Way, Coomera Waters, Qld 4209

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1257 m2

Type: House



Brett Greenwood



Cooper Greenwood  
0421 444 334

## Contact Agent

Greenwood Property Agents is proud to present and welcome you to 3 Ambermerle Way. Nestled in the prestigious enclave of Coomera Waters, this exquisite residence represents the pinnacle of luxury and architectural finesse. From the moment you step inside, the quality and craftsmanship are unmistakable, with fully concreted stone flooring and high-end modern luxury timber finishes setting a tone of understated elegance throughout the home. Spread over two levels, this stunning property boasts an array of spectacular features. The interior is graced with soaring ceilings that enhance the spacious feel, complemented by ducted air conditioning and a split system for perfect climate control in any season. The home unfolds into two expansive open living spaces. The main living area, complete with a gas fireplace, opens onto a charming balcony overlooking the front of the property, providing a picturesque setting for relaxation or entertaining guests. The chef's delight kitchen is a masterpiece of design, equipped with a stone benchtop, seamlessly blending functionality with style. This culinary haven is perfect for hosting gatherings or enjoying family meals. Accommodation includes four generously sized bedrooms - three located upstairs for privacy and one downstairs for convenience. The downstairs bedroom offers dual living potential with its own ensuite and mini kitchen, perfect for guests or as a teenager's retreat. The upstairs master suite is a sanctuary of its own, featuring a beautifully appointed boutique walk-in robe with a built-in dresser and a lavish ensuite with immaculate stone benchtops, dual sinks, a bathtub, and two separate shower heads. Additional amenities include a sophisticated cinema room, ideal for movie nights, with clever under-stairs storage. A spacious laundry area leads directly to the backyard, ensuring practicality meets design. The home also includes a well-appointed office and a Jack and Jill bathroom that connects two of the upstairs bedrooms, adding an extra layer of convenience. The double garage, complemented by an additional carport, ensures plenty of space for vehicles and storage, while the inclusive barbecue sets the stage for unforgettable outdoor entertaining. Located in a community known for its serene waterways and close proximity to local amenities, 3 Ambermerle Way offers an unparalleled lifestyle opportunity. This home is not just a residence but a retreat from the everyday hustle, where every detail works in harmony to create a living experience that is both luxurious and comfortable. Prepare to be captivated by the charm and elegance of this exceptional quality built home, where life's finest moments await.

**Property Features\*** Spacious master bedroom with ensuite, walk-in robe & ceiling fans\* Three (3) further bedrooms with built-in robes & ceiling fans\* Office\* Large Media room\* Storage room under stairs\* Quality built home with the base construction being all core filled blockwork allowing for suspended slab on the upper level with polished concrete floors\* Ceiling is built with structural steel - not timber trusses\* Floor to ceiling tiles throughout all bathrooms\* Ducted Air conditioning throughout with Split system downstairs\* Dual living option\* Modern kitchen appliances & abundance of cupboard & draw space\* Open plan living & dining area which flows out to undercover alfresco area\* Double remote garage & additional carport\* Established, low maintenance landscaping\* Fully fenced\* Build Area - approx. 416m<sup>2</sup>\* Land Size - approx. 1257m<sup>2</sup>\* Body Corp Fees - \$68 per week, if paid on or before due date\* Council Rates - approx. \$2,066 p/a\* Water Rates - approx. \$418 p/q\* Built in 2021\* Why choose to live & buy in the Coomera Waters Estate\* 24/7 on-site security with vehicle patrols & CCTV network\* Parks and garden maintenance including pest control\* A stunning 70 berth marina featuring waterfront tavern, café, restaurant, IGA supermarket, Doctors surgery & chemist\* Two (2) resident only Recreational centres featuring swimming pools, floodlit tennis courts, gymnasiums, saunas, BBQ's and function facilities\* There are plenty of great local public schools to choose from in the area including Picnic Creek State School, Coomera Rivers, Foxwell Secondary College, and some of the best private schools on the Gold Coast being Coomera Anglican College, Assisi College, Saint Stephens College, and St Josephs\* Natural gas to the estate\* Fibre Optic services available to the estate\* Public transport is easily accessible throughout the estate\* For residents that love getting out on the water, there are 2 boat ramps within a 2-5 min drive of Coomera Waters and only approx. 8 mins to the world-class Gold Coast Marina Complex\* Just minutes' drive to the M1 & the new coming soon Coomera Connector, Westfield Shopping Centre Coomera, Coomera Train Station and Gold Coast leading amusement parks Dreamworld, Top Golf, Movie World and Wet & Wild\* You won't just be purchasing this modern and stylish property; you are buying a lifestyle. To find out more information about this property contact Brett today to arrange your inspection time.

**Disclaimer:** We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations. **Disclaimer:** This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy.

Prospective buyers are advised to carry out their own investigations.