

**3 Brilliant Lane, Coomera Waters, Qld 4209**

**Raine&Horne.**

**House For Sale**

Friday, 23 February 2024

3 Brilliant Lane, Coomera Waters, Qld 4209

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



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## Price range \$1,300,000-\$1,400,000

Welcome to this exquisite family home, through these doors is a grandeur and elegance that you have been searching for. With the high ceiling and timber floors this is a retreat from the outside world, also offering an open floor plan, sparkling inground pool and separate children's retreat, this property is ideal for those who love space to move, play and entertain. The lush tropical landscaping is the perfect backdrop surrounding the pool while entertaining in the grand alfresco area, or to relax and unwind on the timber deck while soaking up the sun. The children will love their own retreat situated between four bedrooms, while you entertain guests in the open plan living and dining rooms. Cooking is a breeze in the state-of-the-art kitchen which boasts stunning stone benchtops, large island bench with a breakfast bar, quality Stainless Steel appliances and ample storage with a walk in pantry. Located in one of the best elevated positions in Coomera Waters with the feeling of being surrounded by nature whilst the Village is only a short stroll away. Features: • 5 Bedrooms with a Grand Master Suite • Large master bedroom with ensuite and built in robe • 4 additional bedrooms with own rumpus room • Bedrooms all with ceiling fans • Bathroom with separate toilet • Open plan kitchen with walk in pantry and Stainless Steel appliances • Swimming pool • Grand Alfresco area • Double lock up garage • Low maintenance gardens • Ducted Airconditioning • Plenty of parking for extra cars on driveway • 5kw Solar • Skylights • Built 2007 • Water Tanks • 800sqm block • Security System • Owner is open to selling the property furnished!! Coomera Waters Estate offers: • Eco-friendly 17-hectare tidal lake and • 24 kms of nature trails; • 24-hour on-site security; • A stunning 70 berth marina and Waterfront Tavern, restaurant, cafe, • IGA plus other services; • Two resident-only recreational centres with fully equipped gyms, pools, • Full-size tennis courts, BBQ's and function facilities; • Low Body Corporate Fee's • On the doorstep to the Broadwater and across the river from Sanctuary Cove; • Easy access to boat ramps for weekends on the water; Natural Gas & Fibre Optic services available in this Estate. • Public transport easily accessible • Located close to the new Westfield Shopping Centre offering around 140 stores/services • Close to the Coomera Marina and easily accessible to the M1 motorway 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. For residents that love getting out on the water, there are 2 boat ramps with a 2 to 5 min drive of Coomera Waters and only approx. 8 mins to the world-class Gold Coast Marina Complex. Brisbane Airport is only 45 minutes and Coolangatta Airport is only 40 minutes South on the M1. Coomera Train station is only 9 mins away for residents working in Brisbane or other parts of the Gold Coast. Location: • Approx. 9 mins to Coomera Westfield • Approx. 9 mins to Themeparks • Approx. 9 mins to Train Station to Brisbane and Gold Coast • Approx. 8 mins to Gold Coast Marina Complex • Approx 11 mins to Coomera Anglican College, Assisi College • Approx. 7 mins to Coomera TAFE • Approx. 8 mins to Coomera Rivers State School • Approx. 6 mins to Picnic Creek State School • Approx. 5 mins to Foxwell State Secondary School • Approx 2 mins to access to boat ramps Estate Coomera Waters is a very sort after community and this once-in-a-lifetime opportunity residence will not last long on the market. Contact Jason Read today 0404 493 690 to make this beautiful home yours. Disclaimer: All the information provided to you in our marketing material, has been sourced from third parties, and effort has been made to ensure the accuracy and thoroughness, please note we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Raine and Horne Coomera makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only, for marketing purposes.