

**32 Alessandra Circuit, Coomera, Qld 4209**



**House For Sale**

Thursday, 18 April 2024

32 Alessandra Circuit, Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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## Offers Over \$790,000

The Pitch: Welcome to 32 Alessandra Circuit, Coomera, where a spacious and contemporary family home awaits in a serene and picturesque estate, offering an ideal opportunity for both homeowners and investors alike. Nestled on a generous 400m<sup>2</sup> parcel of land, this property boasts a modern single-level design, promising effortless maintenance and comfortable living. Discover four generously sized bedrooms, each complete with built-in wardrobes and ceiling fans, ensuring ample space and comfort for every member of the family. The interior is adorned with tiled flooring, accentuated by abundant natural light streaming through large windows, lending an air of sophistication to the living spaces. For added versatility, a separate media room or secondary lounge area caters to larger families or those seeking additional entertainment space. The heart of the home lies in the open plan living and dining area, providing an inviting environment for gatherings and everyday relaxation. In the kitchen, you will enjoy the upgraded cooking appliances and sleek stone benchtops, this kitchen exudes modernity and quality craftsmanship. Outside, an inviting covered alfresco patio beckons, offering an ideal setting for year-round entertaining or peaceful moments of relaxation amidst the tranquility of the estate. Whether you're seeking a comfortable family abode or a savvy investment opportunity, this residence presents a harmonious blend of style, functionality, and comfort for discerning buyers.

The Details: \* Generous size bedrooms, master with ensuite \* Functional kitchen with plenty of storage and large island bench \* Stone bench tops to kitchen and quality designer cabinetry throughout \* Split System air conditioning to living room and master, ceiling fans to all bedrooms \* Open plan living and dining, plus additional living room/ media room \* Double lock up remote garage with side access \* Fully fenced rear yard \* 400 m<sup>2</sup> block \* 2015 Build

The Location: Astute buyers will find the location of Westfield Coomera quite appealing. Its proximity to various amenities such as Westfield Coomera, which is less than 5km away, offers convenience for shopping, dining, and entertainment. The availability of both private and public schools provides options for families seeking quality education for their children. The accessibility to transport options allows for easy commuting and exploration of the surrounding areas. The internationally renowned theme parks in the vicinity offer leisure and entertainment opportunities for residents and visitors alike. Moreover, the easy access to the M1 Pacific Motorway facilitates smooth travel both north and south, making it convenient for those who frequently commute or travel.

The Investor: \* Currently rented for \$650 per week \* Current lease expiry: 07/07/2024 \* Current market appraisal: Approx: \$750 per week \* Council Rates: Approx: \$2,200 per annum

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