

40 Boambillee Drive, Coomera Waters, Qld 4209



Sold House

Thursday, 26 October 2023

40 Boambillee Drive, Coomera Waters, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 899 m2

Type: House



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\$810,000

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! LAST CHANCE TO INSPECT BEFORE AUCTION! PUT THIS AT THE TOP OF YOUR MUST INSPECT LIST!! - OUR SELLER'S INSTRUCTIONS ARE VERY CLEAR - THIS PROPERTY MUST BE SOLD!!

Nestled in the picturesque neighbourhood of Coomera Waters, this charming house is a true embodiment of modern comfort and style. As you step inside, you are welcomed by a seamless flow of space, adorned with sleek ceramic tiles, creating an atmosphere of ease and flexibility. The functional floorplan of this home is a testament to thoughtful design, ensuring every square foot is optimized for practical living. The clever layout seamlessly connects the living spaces, creating an inviting atmosphere for both intimate family gatherings and lively social events. The heart of this home is its expansive living area, offering a perfect spot to unwind and relax. Large windows not only flood the space with natural light but also provide easy access to the outside world. The open kitchen, dining, and extra living space are a testament to modern design, offering a perfect blend of functionality and aesthetics. The kitchen is a culinary enthusiast's dream, equipped with a range of stainless steel appliances, including a dishwasher, making meal preparation and clean-up a breeze. Tucked away at the rear of the house is the spacious master bedroom, a serene sanctuary designed for ultimate relaxation. This retreat features two built-in wardrobes, ensuring that you never run out of storage space. The attached ensuite is a private sanctuary, exuding warmth and comfort with its classic fixtures and finishes. It offers a peaceful ambiance, providing the ideal space to unwind after a long day. The remaining bedrooms, thoughtfully designed, feature ceiling fans that provide a gentle breeze, ensuring a restful sleep on warm summer nights. Each bedroom boasts spacious walk-in robes, offering ample storage for all your belongings, allowing you to keep the living areas clutter-free and organised. One of the standout features of this property is its expansive backyard, a vast canvas dotted with mature plants, providing a scenic backdrop to your outdoor activities. The landscaped garden adds a touch of natural beauty and tranquility, creating a perfect setting for outdoor gatherings or simply enjoying the beauty of nature. An undercover alfresco area extends the living space outdoors, making it an ideal spot for entertaining guests or savouring your morning coffee in the fresh air. Situated in a quiet street, this Coomera Waters residence offers not just a house, but a true home. The peaceful ambiance of the neighbourhood enhances the overall charm of the property, providing a serene retreat away from the hustle and bustle of daily life. Whether you're lounging indoors, cooking up a storm in the well-appointed kitchen, or enjoying the vast outdoors, this house seamlessly blends style, comfort, and functionality, creating a perfect haven for you and your family.

Property features at a glance:

- Elevated 899m² block opposite a protected environmental park with billabong and scenic bush walking tracks
- Exclusive Coomera Waters Estate, surrounding a 17ha tidal lake and 25kms of nature trails and eco-parklands
- Supersized family living with formal and informal lounge and dining zones
- Stylish kitchen with stainless steel appliances, breakfast bar and ample storage
- Spacious master suite with walk-in robe and ensuite
- Three additional bedrooms with built-in robes, serviced by the main bathroom with separate toilet
- Expansive alfresco area overlooking your massive backyard, perfect for entertainment
- Double garage with storage
- Drive-through side access
- 24-hour on-site security plus 2 rec centres with gyms, pools, full-size tennis courts, BBQ and function facilities
- On the doorstep to the Broadwater, across the river from Sanctuary Cove and near multiple boat ramps
- Just over 2km from a 70 berth marina with IGA, eateries, business services, beauty and wellness amenities
- Under 3km to Coomera East Shopping Village
- Approx. 3km to Picnic Creek State School, Foxwell Secondary College and St Joseph's College
- Approx. 5km to Coomera train station and Westfield Coomera shopping, dining and leisure precinct
- Approx. 7km to Dreamworld, Coomera Indoor Sports Centre

RENTAL APPRAISAL \$870 per week

This stunning home will be SOLD at our online auction event Tuesday 31st October via our online/phone bidding platform! Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Simon or Sydney to book your inspection time.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. For all of 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.

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