

**40 Ragamuffin Drive West, Coomera Waters, Qld
4209**



Sold House

Friday, 1 September 2023

40 Ragamuffin Drive West, Coomera Waters, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 866 m2

Type: House

\$1,040,000

Nestled in the heart of the sought-after Coomera Waters Estate, this property offers an exquisite blend of style, space, and convenience. Upon stepping through the large double doors, you're immediately welcomed by a grand entryway that sets the tone for the entire home. Whether your intention is to embrace its comfort by moving in or to explore a shrewd investment opportunity, this residence presents a seamless turnkey experience. With freshly painted walls, newly installed carpets, and a kitchen that has been recently renovated – boasting new appliances including a dishwasher, hot water system, and oven – the prospect of stepping in and relishing the space becomes a reality. The neutral palette further enhances the sense of openness, affording you the liberty to effortlessly imbue the home with your unique personal flair. Spread across a thoughtfully designed split-level floor plan, the living, kitchen, and dining areas seamlessly flow, creating a sprawling space that's perfect for both relaxation and entertainment. The indoor spaces effortlessly connect with the outdoor alfresco dining area, offering a natural extension for gatherings and events. Within this single-story abode, the family-centric layout thrives, spanning across four generously proportioned bedrooms. Among these sleeping quarters, three are adorned with walk-in robes, while the master suite exudes luxury with its stylish ensuite and expansive walk-in wardrobe, imbuing everyday life with a touch of opulent living. The contemporary kitchen serves as the heart of the home, complete with an island bench, ample cupboard storage, and a large pantry. Equipped with gas cooking, it's a haven for culinary enthusiasts and aspiring chefs. A dedicated lounge room awaits your creative touch. With a little imagination, it could transform into a home theatre or an extra spacious bedroom, catering to your unique lifestyle needs. Adjacent to the living areas, a convenient study nook offers an ideal workspace, which could easily be converted into a butler's pantry if desired. Situated on an expansive 872m² block, the property provides ample space for family activities and pets to roam freely. A capacious 6x3 shed ensures plentiful storage, while the property's side access unveils exciting prospects, including the addition of a pool or an extension to house boats and other sizable recreational items. Beyond the boundaries of the property, the Coomera Waters Estate provides a plethora of amenities for a vibrant and enjoyable lifestyle. Just a brief walk from the property lies "The Village Rec Club," where a heated covered swimming pool, spa, grass tennis courts, gym, sauna, and a function room are all conveniently available. For dining and leisure, the Coomera Waters Tavern is a stone's throw away, featuring a courtesy bus and home delivery service. Additional conveniences like a coffee shop, salon, pharmacy, specialist doctors, and the village centre IGA enhance the neighbourhood's appeal. Nature lovers will appreciate the proximity to the Coomera River and its two boat ramps, granting easy access for boating, fishing trips, or simply enjoying a scenic cruise. And if you're seeking thrills, major theme parks including Dreamworld are just a short drive away, promising endless entertainment for the whole family. For those eager to gather more information about this remarkable property, feel free to reach out to Gordon Sharpe at 0432 337 662.