

42 Marshall Circuit, Coomera, Qld 4209



House For Sale

Wednesday, 24 April 2024

42 Marshall Circuit, Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Simon Finlayson
0756211507



Jason Atkinson
0438690656

Auction

INSPECTIONS AVAILABLE PRIOR TO LIVESTREAM AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! A single level home in a quiet but convenient location, this low-set home will delight first home buyers, those looking to downsize, and investors alike! Paired with motivated sellers, this is a buying opportunity not to be missed - you'll have to be quick to secure this one! Positioned to capture the ultimate in lifestyle, you'll enjoy being within ideal proximity to recreational parks, shopping centres, transport and the motorway, and much more. Step into a meticulously cared for interior, where pride of ownership is evident in every corner. The home features two living spaces, ensuring versatile spaces for both intimate family moments and vibrant social gatherings. Enjoy year-round comfort with zoned ducted air conditioning throughout, providing a retreat from the elements. The well-designed floor plan seamlessly connects the living and dining areas to the stylish kitchen, creating a central hub for daily activities. An additional living space adds an extra layer of versatility to this residence. Whether you're working from home, enjoying a quiet moment with a good book, settling in for a movie night, or entertaining guests, this home effortlessly accommodates your lifestyle needs. As you move through the residence, you'll appreciate the thoughtful touches that enhance daily living. Ample storage solutions are strategically placed throughout, ensuring a clutter-free environment. The commitment to comfort extends beyond the interior, with the outdoor spaces thoughtfully designed for both relaxation and entertainment. The well-maintained garden and outdoor amenities elevate the overall living experience, creating a seamless connection between indoor and outdoor living. All bedrooms are generously sized and bathed in natural light, creating inviting retreats for relaxation. The master bedroom features an ensuite, offering a touch of luxury and convenience. The additional bedrooms share a well-appointed bathroom, catering to the needs of family or guests. Features at a glance:

- Meticulously maintained single level family home
- Positioned on a 405 square metre block
- Quiet street in popular 'Camelot' Estate
- Two living spaces
- 5 zone ducted air conditioning for comfort
- Undercover alfresco, perfect for entertaining
- Sleek, modern and practical kitchen with 900mm Westinghouse electric stovetop and oven
- Three remaining generously sized bedrooms with built-in robes and ceiling fans
- Spacious master bedroom with walk-in wardrobe and ensuite
- Large backyard with ample space for kids and pets to play
- Close proximity to Picnic Creek State School (1.2km), St. Joseph's College (1.3km), Foxwell State Secondary College (3km)
- Stock up on supplies at Coomera East Shopping Centre (2.5km) and Westfield Coomera (4.6km)
- Approx. 5km to Coomera Train Station and to access the M1 for easy travel north or south
- Estimated Rental Potential of \$750 - \$800 per week
- Council Rates approximately \$2,000 per annum
- Water Rates approximately \$1,800 per annum
- NO BODY CORPORATE FEES

This stunning home combines practicality, style, and comfort in a highly sought-after location. With motivated sellers and a range of appealing features, this property represents a rare opportunity in the real estate market. Act swiftly to secure your future in this welcoming haven - your dream home awaits! Contact us today to schedule a viewing and take the first step toward making this house your own. For all of your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050. This home will be SOLD at our auction event Tuesday 14th of May 2024 via our livestream/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 Jason 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. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.