

45 Christina Drive, Coomera Waters, Qld 4209



House For Sale

Wednesday, 1 May 2024

45 Christina Drive, Coomera Waters, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1014 m2

Type: House



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Interest Above \$1,395,000

Welcome to 45 Christina Drive, a charming family haven nestled in the tranquil community of Coomera Waters. With the option to purchase fully furnished, this delightful residence offers a perfect blend of comfort, style, and convenience, creating an idyllic retreat for modern family living. Step inside this inviting home and experience a sense of warmth and spaciousness. Boasting four bedrooms and two bathrooms, there's ample space for the entire family to relax and unwind. The well-designed layout features open-plan living areas that flow seamlessly, providing the perfect setting for everyday moments and special occasions. Dive into relaxation and fun with your own pool, perfect for cooling off on hot summer days or enjoying leisurely swims with family and friends. It's the ultimate backyard oasis, offering endless opportunities for outdoor enjoyment and entertainment. The property's expansive backyard offers plenty of space for children to play and explore, while parents can enjoy moments of peace and serenity in their own private oasis. Conveniently located close to local shops, schools, and public transport, 45 Christina Drive offers the perfect combination of convenience and tranquillity. Commuting is a breeze with easy access to the M1 motorway, ensuring that you're never far from the action of the Gold Coast or Brisbane.

Features:

- Primary suite with walk-in robe. Ensuite with bidet toilet and rainwater double shower head
- Three additional bedrooms located around central rumpus room with 55 inch wall mounted TV
- Generously sized bedrooms
- Main bathroom with separate bidet toilet
- Kitchen with 40mm stone on island bench and spacious walk-in pantry
- Appliances include a Smeg Portofino 6 burner 900mm Gas Stove/Oven, Asko dishwasher and 714 Lt Samsung french door fridge/freezer
- Open-plan dining and living spaces looking out to the pool
- Living room with 75 inch Wall Mounted Samsung TV, Devon Receiver, Klipsch ceiling speakers and 8-inch subwoofer
- Slate pool table, pool cues, snooker and pool balls
- Laundry with Bosch 10kg front loader washing machine and Bosch 9kg heat pump dryer
- Ducted WiFi-controlled air-conditioning
- Ceiling fans throughout
- Garage with drive-through to additional parking for a vehicle or watercraft. Convenient additional storage, LG 613Lt double-door fridge/freezer and epoxy floor
- Covered alfresco accessed via stunning stackable bifold doors
- Retractable Insect Screen
- Whole House Water Filtration/Purification System
- Continuous Gas Hot Water System
- In-ground PebbleCrete saltwater pool with feature stepped seat and 16Kw electric pool heater
- Garden shed
- Firepit area
- 13Kw solar panels and Fronius Inverter
- Local traffic only
- Flat yard with low-maintenance landscaping

Owners would prefer the property to be sold with all furniture as displayed due to relocating overseas. 'Coomera Waters Estate' is a family-friendly, open-gated community bordered by a natural Koala habitat. Immerse yourself in the tranquil surroundings and take advantage of the private marina, perfect for boating enthusiasts or those seeking a stroll along the water's edge. The community also features recreational centres, tennis courts, swimming pools, a sandy beach with volleyball courts and a state-of-the-art fitness centre, all designed to enhance your well-being and provide endless recreation opportunities. The body corporate payment covers 24/7 security with vehicle patrols and CCTV network, unlimited recycled water for unrestricted use in gardens, maintenance of common grounds and play spaces, access to the site office with caretakers and after-hours support, and free transport to the Harbourvue Tavern. Body Corporate Levies \$63 per week

Whether you're a growing family, savvy investor, or simply seeking a change of pace, 45 Christina Drive presents a unique opportunity to create lasting memories in a beautiful setting.