

**45 Dales Way, Coomera, Qld 4209**



**House For Sale**

Thursday, 4 January 2024

45 Dales Way, Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 441 m2**

**Type: House**



**Brodie Wales**

0755732077

## Auction

Welcome to a home where nature integrates with contemporary living, where every corner is designed to enrich your daily life. This residence is more than just a house, This is an opportunity to elevate your lifestyle. The thoughtful layout fosters an atmosphere of togetherness allowing you to engage with your guests with ease and contentment. The well-appointed kitchen effortlessly extends to the interconnected dining and living areas to create a comfortable and inviting space Overlooking a lush backdrop and only a short walk to maintained parks within this master Stockland estate the location and features of this phenomenal property are sure to impress to register your interest call Brodie Wales today at 0404 313 494 Outstanding Features: 4 Generous bedrooms all with ducted A/C and Fans Master bedroom boasts functional walk-in-robe & ensuite Large main living and combined dining area flowing from the kitchen Separate media / additional living space Stainless gas cook top and over both 900mm width & cast iron fittings Practical stone bench top island bench ideal for entertaining Tiled and covered outdoor entertaining patio with ceiling fan 6.66 KW Solar system with digital meter Fully fenced backyard with no rear neighbours Current Rental Appraisal (TBA - TBA) Nearby Facilities: Eagle Tree Park - 250m East Coomera Woolworths and shopping precinct - 750m Foxwell State Secondary College - 1.3km TAFE Queensland Coomera Campus - 2.2km Westfield Shopping Centre & Coomera train station - 2.6km Nestled alongside the tranquil Coomera River, Foreshore Estate in Coomera beckons as a cherished haven for families. Enveloped by picturesque parks and inviting recreational spaces, this community embodies the epitome of family-friendly living. Discover a harmonious blend of convenience and leisure, with charming local cafes, delectable restaurants, and boutique shops just moments away. Embrace a lifestyle where the pulse of urban excitement harmonises seamlessly with laid-back tranquillity, creating a perfect tapestry for your aspirations. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.