

**45 Waddiwong Road, Coomera, QLD, 4209**

**Sold House**

Thursday, 22 June 2023



45 Waddiwong Road, Coomera, QLD, 4209

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Tanya Murphy  
0756412131

## SOLD BY YOUR IDEAL AGENT

### WATER VIEWS PLUS APPROVED SEPARATE FAMILY ACCOMMODATION DOWNSTAIRS!

From the spacious and versatile home to the show-stopping outlook and prized location, there's a lot to love about this stunning family home. For the avid boatie, you will be treated to your very own private pontoon along the Coomera River just across from the renowned Sanctuary Cove precinct and only a gentle cruise from the iconic Gold Coast Broadwater.

There is no Body Corporate attached to this property and body corporate fees.

#### What We Love:

#### \*\* UPSTAIRS \*\*

- large covered deck that invites you to rest awhile before stepping inside
- an abundance of soft natural light
- step outside to the expansive back under cover entertaining area with your morning coffee and enjoy the stunning water views of Coomera River
- wake up to water views from your bed with a generous size master bedroom with walk-in wardrobe, ensuite, air conditioning, ceiling fans, and large glass doors opening onto the back undercover entertainment area
- double bedroom with ceiling fan, build in wardrobe and sliding doors opening onto the front veranda
- a further single bedroom with build-in wardrobe
- Stunning newly installed chef's kitchen boasting a centre island, breakfast bench, ample storage and a suite of premium appliances.
- open-plan dining area with and split system air-conditioning adjacent this kitchen
- and living room with gorgeous timber floors and ceiling fan
- large main bathroom with shower, vanity unit, deep corner style bath and linen cupboard
- separate toilet
- a rear laundry adds functionality
- step outside to the expansive back deck with water views of Coomera River and beyond

#### \*\* GROUND FLOOR \*\*

- 'family accommodation' with its own separate entry so plenty of room for the extended family
- full kitchen with free standing stove/over, exhaust fan and plenty of bench space
- open plan dining and lounge areas with plenty of natural light and doors opening on to the yard
- modern main bathroom with shower, vanity unit, linen cupboard and toilet
- generous size rear laundry with doors opening up to the back yard area
- double garage with remote control and plenty of space for additional storage, plus internal access to the 'family accommodation'
- behind the garage you'll find another enormous open area with bi-folding doors opening to the back yard providing the perfect entertainment area, office yet another living area – the options are endless with this room

#### \*\* THE PROPERTY \*\*

- this property has seen some wonderful family gatherings in the past and with all the open space and possibilities, it's easy to see why
- inground pool long enough for your evening laps, a splash about or the family gatherings
- a remarkable long jetty with deck and pontoon with spectacular views over the Coomera River that lights up at night while the sun setting creates a magnificent outlook
- shade cloth covered drive way with room for addition parking
- low maintenance grey water / septic system with low annual service cost (currently \$320 a year for quarterly serving)
- 3x 3,000 gallons water tanks
- Solahart hot water system
- 5kw solar panel system
- low maintenance and well-maintained tropical gardens
- fully fence with electric front gate

Popular public and private schools are within easy reach and you're just moments from top-rated golf courses, Westfield Coomera, public transport links and the M1.

Whether you own a boat, jet ski, personal watercraft, or love to fish, your private pontoon jetty will offer new experiences that you can enjoy from your backyard.

The ideal family home or a great addition to any investment portfolio – this home ticks a lot of boxes and won't disappoint.

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