

**5 Berrimilla Lane, Coomera Waters, Qld 4209**



**Sold House**

Tuesday, 5 December 2023

5 Berrimilla Lane, Coomera Waters, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Blake Sullivan



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**\$1,118,000**

Nestled within the sought-after Coomera Waters community, 5 Berrimilla Lane offers a unique blend of modern comfort and the peaceful allure of natural beauty. Boasting four well-proportioned bedrooms, including a spacious primary suite, there's ample room for everyone to find their own retreat. Step outside into your private backyard, a haven where serenity takes centre stage. The covered alfresco area invites you to enjoy outdoor dining, gardening, or simply unwinding while surrounded by nature's beauty. Coomera Waters' natural charms, including walking trails and lush landscapes, are your constant companions. Life in Coomera Waters means embracing a lifestyle that harmonizes with nature. Parks, playgrounds, and the community marina provide endless opportunities for recreation and exploration. Plus, you're within easy reach of excellent schools, shopping, and entertainment options. This home features:- Large primary suite with walk-in robes and a spacious ensuite- Three additional bedrooms all with built-in robes and ceiling fans- Three separate living areas, one with a study nook- Galley kitchen with a large pantry and stone bench tops- New vinyl flooring throughout living areas and carpeted bedrooms- Ducted air-conditioning throughout- 6.6KW Solar- Side access for a boat or trailer to be stored- Pool with spa jets- Covered alfresco extended into an entertaining deck overlooking the pool- Double remote garage- Low-maintenance gardens with artificial turf around the pool- Security gated street for extra peace of mind '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 leisurely 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 opportunities for recreation. The small body corporate payment covers 24/7 security with vehicle patrols and CCTV network, maintenance of common gardens and play spaces, access to the site office with caretakers and after-hours support, and free transport to the Harbourvue Tavern. Body Corporate approximately \$98.25 per week Rental Appraisal - \$950 - \$1,000 per week