

53 Balmara Place, Coomera Waters, Qld 4209



House For Sale

Thursday, 13 June 2024

53 Balmara Place, Coomera Waters, Qld 4209

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 428 m2

Type: House



Rod Ryan

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Offers Over \$2,475 000

Step into this distinguished architecturally designed waterfront residence, where you are immediately welcomed by a sleek glass entry door and solid white mahogany flooring offering a captivating view straight through to the shimmering canal waters. This home is exquisitely designed with dark, elegant tiles and features cleverly concealed doors that reveal a downstairs bedroom complete with a luxurious en-suite bathroom, adorned with wall-to-wall tiles and a sophisticated rain shower. These discreet doors also conceal a large functional laundry room and chute with ample storage and a sink and side access via sliding door, as well as a convenient powder room equipped with a bidet. This stunning residence features three spacious open plan living and dining areas spread across multiple levels, each designed around a central ambient gas fireplace. This not only provides warmth during the cooler months but also acts as an eye-catching centrepiece with views of the canal and the stunning infinity pool. Perfect for enjoying those warm summer evenings, the outdoor area is equipped with a state-of-the-art sound system for the ultimate in relaxation. Entertainment possibilities are further enhanced by a private pontoon for fishing and boating enthusiasts and a luxurious, king-size built-in BBQ complete with storage and an overhead range hood, ideal for hosting gatherings. Additionally, the built-in bar tap and Igloo integrated fridges make this the ultimate space for entertaining guests. You'll be mesmerized by the elegant black infinity pool, designed with self-filling, self-cleaning, self-heating, and self-chlorinating capabilities for effortless maintenance. This pool also features a serene waterfall for peak relaxation. Enhancing its allure, a massive water feature extends along the entire canal frontage of the 50 kilolitre L-shaped pool, complemented by a smaller waterfall that can be viewed from the dining room, adding a touch of luxury and tranquillity to the property. The gourmet kitchen is a chef's dream, equipped with both 30mm and 60mm stone countertops, a large ILVE gas stove and electric self-cleaning oven, soft-closing drawers, a slide-out pantry, double-drawer Fisher & Paykel dishwashers, and a neatly integrated bin within a soft-closing drawer. Centrally situated, the media room is an entertainment haven, enclosed by elegant glazed doors and equipped with a large projector screen for movie nights. The double garage offers ample additional storage and includes a car lift, allowing for the accommodation of an extra vehicle. On the upper level, you'll discover a cosy study nook and a secluded parent's retreat leading into the expansive master bedroom, which features an enormous walk-in closet and an additional parents' retreat area, as well as access to a private balcony. The master suite boasts a luxurious ensuite bathroom complete with a large bathtub, dual vanities, and a dual-head shower, alongside a separate toilet equipped with a bidet. The upper level also hosts the master bedroom plus three additional bedrooms, each with engineered spotted gum flooring (a native Australian hardwood) and built-in wardrobes, offering ample storage and style. A spacious linen closet provides extensive storage options. Additionally, there is a sizeable main central bathroom featuring a large bath and shower, complemented by a separate powder room. This exquisite property not only offers luxurious living spaces but is also environmentally conscious, featuring state-of-the-art solar panels. These panels efficiently harness solar energy, significantly reducing utility costs while promoting sustainable living. The solar installation seamlessly integrates into the design of the home, ensuring that the aesthetic appeal is not compromised. This eco-friendly addition provides a dependable source of clean energy, making this home an ideal choice for those looking to reduce their carbon footprint and embrace a greener lifestyle.

Property Highlights:

- Five spacious double bedrooms, each with built-in robes, and ducted air conditioning.
- The master suite features a vast walk-in robe, a dazzling ensuite with a large shower, double vanity sinks, toilet with bidet, floor-to-ceiling tiles, and a private balcony with views of the canal.
- Four versatile open-plan living areas distributed over two floors, offering limitless possibilities for customization.
- An awe-inspiring infinity pool with a water feature, perfect for relaxing on sunny days.
- Expansive stone countertops throughout the kitchen, superior appliances, and a serene view of the water.
- An integrated outdoor BBQ and entertainment area with a speaker system, built-in bar tap and Igloo integrated fridges.
- Secluded media room for private viewing.
- A cosy study nook.
- Efficiently placed gas fireplace.
- Private pontoon.
- Dual aircon zoned and reverse heating/cooling.
- Engineered spotted gum wooden flooring.
- Approximately 45 squares (418m²) under roof.

The home is set on a 430m² block within the Coomera Waters estate, ideally located on the northern Gold Coast, close to Brisbane and Southport. Coomera Waters is ideally situated at the northern end of the Gold Coast, close to theme parks and the expanding growth corridor. Brisbane is only 45 minutes north and Gold Coast Airport just 40 minutes south via the M1. Westfield Coomera Town Centre is a mere 7-minute drive away, conveniently located next to the Coomera Train Station with regular bus services, offering shopping, dining, and entertainment. The Coomera East Shopping Centre is just 5 minutes away and features a variety of shops and services, including a Woolworths supermarket, Chemist, Dental Centre, Foxwell Vet, Foxwell Road Medical Centre and fast-food. The area also offers numerous state and private school options, e.g.: State Schools: Coomera

Rivers State School - Finnegan Way, Coomera
Foxwell State Secondary College - Foxwell Road, Coomera
Coomera State School - Dreamworld Parkway, Coomera
Picnic Creek State School - Edwardson Drive, Coomera
Pimpama State Secondary College - Dixon Drive, Pimpama
Upper Coomera State College - Reserve Road, Upper Coomera
Private Schools: Coomera Anglican College - Days Road, Upper Coomera
Saint Stephen's College - Reserve Road, Coomera
St. Joseph's College Coomera - Kerkin Road South, Coomera
Coomera Waters is an exclusive residential haven on the Gold Coast, offering a fantastic lifestyle for the whole family. Enjoy 20kms of eco walking trails, parks, a 70-berth marina, and even its own beach! There are 2 recreational clubs with tennis courts, swimming pools, a spa, sauna, and gym. For water sports enthusiasts, there are 2 boat ramps within a short drive. The estate is secured with 24-hour security patrols. The award-winning Press Cafe provides friendly service and excellent coffee. There is also an IGA, a medical centre, a chemist, a beauty and hair salon, Enzo's Cucina Italian Restaurant, and the Harbourvue Tavern overlooking the stunning marina. Become part of the Coomera Waters community, offering a safe and fantastic lifestyle for your family and a sound investment in a booming suburb. Contact us now - this property will sell quickly! This home not only offers a luxurious lifestyle but also an opportunity to reside in a master-planned, eco-friendly community with unparalleled amenities and spectacular waterfront views. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White CFG will not be held liable for the errors in typing or information. All information is considered correct at the time of printing