

6 Argyle Place, Coomera, Qld 4209



House For Sale

Thursday, 9 May 2024

6 Argyle Place, Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



Matt Micallef
0755944424

\$1,249,000

Nestled in the heart of the prestigious "Foreshore Estate" in Coomera, experience the epitome of family living with this breathtaking two-story home, embodying a lifestyle of unparalleled comfort, sophistication, and convenience. Here's what makes this home truly exceptional:

- 4 bedrooms, 2 bathrooms and a 2 car garage
- Double-storey family home located in the picturesque Foreshore Estate
- Luxurious main bedroom featuring a private balcony
- Ensuite boasting a shower, double vanity and separate toilet
- Three additional spacious bedrooms with built-in robes
- Well-appointed main bathroom with shower, bath, vanity and separate toilet
- Inviting open plan layout seamlessly connecting kitchen, dining and living areas
- Modern kitchen showcasing quality appliances and butler's pantry
- Expansive covered outdoor entertaining area, perfect for gatherings rain or shine
- Impressive high ceilings and ample storage throughout the home
- Stylish plantation shutters adding elegance and privacy to each room
- Beautiful hinterland views from upstairs
- Ducted air conditioning ensuring comfort throughout the seasons
- Low maintenance block with plenty of lawn for the kids and animals to play
- 6.60kW solar system comprising 20 solar panels and a 5kw inverter
- Pool-ready backyard for effortless installation of your dream outdoor oasis
- Smart climate control features, allowing you to adjust the air conditioning and fans remotely via your mobile phone for optimal comfort and energy efficiency
- Enjoy cost-saving living with no body corporate fees, setting this property apart from neighboring estates
- Convenient direct access across the road to a river with jetty access, ideal for kayaking and fishing enthusiasts
- Encounter kangaroos on peaceful river walks just 100 meters away
- Council rates: \$1,957.92 p.a. approx.
- Water rates: \$989.16 p.a. approx. (excluding usage)
- Rental appraisal: \$1,050 to \$1,150 per week approx.

Primely positioned in the fantastic Foreshore Estate on what locals call "the best street in the neighbourhood", this prized holding offers a luxury yet family centric lifestyle. Explore the shopping and dining options of Coomera, Hope Island and Sanctuary Cove, all within a short 5-15 minute drive. The address lies in the catchment for Foxwell State School which the kids can walk to, St Joseph's College around 5 mins away and Coomera Anglican and Assisi Catholic less than 15 minutes away. Enjoy easy access to local parks, amenities and public transport options. The Coomera train station is just a short drive away, providing a seamless commute to Brisbane or the Gold Coast. Submit an enquiry now to receive a copy of the Diligence Pack for this property or contact The Micallef Team today on 0410 503 518 for further information today!

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.