

# 60 Coorabin Court, Tallebudgera, Qld 4228

## House For Sale

Sunday, 5 May 2024

60 Coorabin Court, Tallebudgera, Qld 4228

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 9**

**Area: 4606 m2**

**Type: House**



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## Expressions of Interest closing 27 May @5pm

Expressions of Interest closing 27th May 2024 @5pm. Wrapped in leafy tranquillity, this 1.14 acre estate offers serene and spacious dual living on the banks of Tallebudgera Creek. A light-filled, single level floorplan features across the main residence, highlighted by hybrid floors and large windows that invite in views of the lush greenery. A central kitchen sits at its heart, adjoining a meals area, open-plan living and dining room and separate lounge and sitting area. Embrace family time together or peaceful moments apart in these expansive zones, plus parents can take advantage of clever design, which nestles the master suite in peace and privacy. In a separate wing, children have their own realm to relax, boasting four bedrooms, main bathroom and a cosy retreat. Multi-generational families or those seeking a second income stream will appreciate the standalone granny flat. Featuring a fantastic, oversized floorplan with high ceilings and timber floors, it includes an open-plan kitchen/living/dining zone, two ensuite bedrooms, laundry and a covered alfresco area. The main residence also enjoys an expansive outdoor entertaining deck, overlooking a pool framed by decking and tropical palms. Beyond, a vast backyard unfurls towards the creek, punctuated with towering trees and a cubby house, promising endless hours of fun ahead. Additionally, you'll benefit from a massive four-bay work shed with high clearance and a workshop with mezzanine storage, triple and double carports, plus solar panels for affordable living. Situated in a sought-after location and surrounded by wonderful neighbours, this paradise doesn't compromise on proximity to necessary amenities. Tallebudgera State School and shops are approx. 5 mins away, with St Andrews Lutheran College under 10 minutes by car. Get your fix of the sand and sea in Palm Beach in 13 minutes, or world-class waves beckon in nearby Currumbin Alley. Secure your dream dual living delight and arrange an inspection today.

**Main House Features:** Spacious single level floorplan with hybrid floors throughout Double door entrance Central kitchen links with a meals area and the open plan living and dining room Stone feature wall in living/dining zone, opens to a covered alfresco area Separate lounge and sitting area Master suite with external access, walk-in robe and ensuite with dual shower and large bath Separate children's wing includes four bedrooms with built-in robes, bathroom with separate toilet and retreat Office with storage Laundry with external access Ducted air-conditioning and ceiling fans Security screens Expansive entertaining deck Large pool trimmed by open-air decking and tropical palms Vast backyard includes towering trees and a cubby house

**Second House Features:** Fantastic, oversized floorplan with high ceilings and timber floors Open plan kitchen, living and dining Master suite includes a walk-in robe and ensuite with dual access Bedroom two with ensuite Covered alfresco entertainment area with a lush, leafy outlook Laundry Air-conditioning

**Property Features:** 1.14 acre dual living estate Flat, usable land backing onto Tallebudgera Creek 9m x 6.5m four-bay work-shed with high clearance plus 9m x 5.5m workshop with mezzanine storage 9m x 3m double carport off shed Triple car carport Solar panels

**Location:** Approx. 5 mins to Tallebudgera State School Approx. 9 mins to St Andrews Lutheran College Approx. 12 mins to The Pines, Elanora Approx. 13 mins to Palm Beach Approx. 15 mins to Currumbin Alley Approx. 17 mins to Burleigh Approx. 21 mins to Gold Coast Airport

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

**Price Disclaimer:** This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.