

# 71 Balmara Place, Coomera Waters, Qld 4209



## House For Sale

Friday, 12 April 2024

71 Balmara Place, Coomera Waters, Qld 4209

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



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## JUST LISTED - Motivated Sale!

Step into tranquillity with this modern, multi-level waterfront property, strategically created to showcase panoramic vistas of the Coomera Waters Marina. Designed to perfection, this residence seamlessly integrates indoor and outdoor living spaces, allowing you to immerse yourself in the beauty of your surroundings. The meticulously considered floorplan ensures effortless flow from the spacious, modern kitchen to the open-plan living area, all of which overlook the waterfront marina, pontoon, outdoor entertaining area and glistening pool. Natural light floods the open-plan lounge and dining area, creating an inviting ambiance, and offering captivating views of the marina and the adjacent Coomera River and canal. Retreat to the bedrooms, each exuding spaciousness, brightness, and airiness, complete with built-in robes for added convenience. The master suite boasts its own private walk-in wardrobe, luxurious ensuite, and a private balcony overlooking the marina, providing the perfect spot to unwind and soak in the serene surroundings. Prepare to be captivated by this gorgeous home, perfectly positioned within the Marina, offering an unparalleled lifestyle of elegance and tranquillity. With not a cent to spend, simply move in and indulge in the breathtaking views that greet you each morning from the master bedroom. Experience the epitome of waterfront living, where comfort, privacy, and style converge to create an unparalleled lifestyle of luxury and relaxation. Property features include:

- 4 oversized bedrooms
- Separate study/office/kids play room
- Third floor loft/attic
- High ceilings feature throughout
- Light and airy with plenty of natural breeze flowing
- Beautifully appointed kitchen
- Open plan living with high ceilings that flows onto balcony
- Multiple outdoor entertainment areas
- 3 luxuriously appointed bathrooms
- Sparkling pool
- Fully ducted air conditioning throughout the home
- Low maintenance gardens and courtyard areas
- Double lock up garage
- Pontoon with power and water
- Marina views
- Just minutes from the Main River
- Fully gated street with no traffic
- Private and family friendly area
- A true lifestyle home offering it all
- Major shops, transport, facilities, convenience, and restaurants all within minutes.

Nestled within the prestigious Coomera Waters community on the northern Gold Coast, this master-planned, eco-residential enclave offers unrivalled access to the Broadwater and beyond. Conveniently located between Brisbane Airport and Coolangatta, with easy access to the Brisbane CBD and Southport, this sought-after location ensures effortless connectivity to all that the Gold Coast has to offer. Beyond its prime location, Coomera Waters boasts a wealth of amenities, including a waterfront tavern, restaurant, grocery store, chemist, doctor's surgery, and two residents-only recreational centres. With 24-hour on-site security, fully equipped gyms, pools, tennis courts, BBQ facilities, and extensive parklands, this vibrant community exudes a strong sense of camaraderie and offers a lifestyle of unparalleled convenience and leisure for you and your family. Don't miss out on the opportunity to call this exquisite residence home. Embrace the luxury of marina living and make Coomera Waters your new address of distinction. This is a rare and true must-see home. Contact Alex Day on 0423 983 360.