

**91/26 Yaun Street, Coomera, Qld 4209**



**Townhouse For Sale**

Thursday, 18 January 2024

91/26 Yaun Street, Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## New to Market - Offers \$570,000 +

Discover the epitome of modern living at Coomera Park Estate, where spacious residences meet the convenience of on-site management, resort-style amenities, and a prime location. Nestled in the thriving Coomera region of the Gold Coast, this immaculate double-story townhome is your gateway to a comfortable lifestyle and exceptional investment. Key Features: Modern Design - Step into a contemporary world with an architecturally designed townhome that boasts style and functionality. A thoughtfully laid-out floor plan offers three bedrooms and two bathrooms, providing ample space for you and your family. Enjoy the spacious open-plan living area, illuminated by natural light and seamlessly connected to a garden courtyard through stacker doors. Retreat to a master bedroom with an ensuite, ensuring privacy and comfort for the homeowner. Experience luxury living with air conditioning, ceiling fans, stone benchtops, and a sleek glass splashback in the kitchen. Dive into the on-site inground swimming pool for relaxation and leisure, while ample visitor parking ensures convenience for you and your guests. Situated a short 15-minute drive from the renowned Surfers Paradise beaches and a 40-minute drive to the bustling Brisbane CBD, you'll have the best of both worlds at your doorstep. Benefit from proximity to a variety of private and state schools within a 5 km radius, making it an ideal location for families. Enjoy the convenience of NBN high-speed internet and close proximity to the M1, ensuring you stay connected both online and in your travels. With impressive growth in the Coomera region, this property offers an outstanding return on investment, thanks to its excellent location and management. Property Details (all approx): • Lower Floor: 50.5 sqm • Upper Floor: 73.7 sqm • Total Living: 113.4 sqm • Garage: 20.2 sqm • Porch: 1 sqm • Patio: 25 sqm • Total: 148.4 sqm • Predicted Rental return \$600.00 per week • Tenant breaking lease • BC Levies approx \$55 per week • GCCC Rates approx \$925.59 per 6 months (for investors less if owner occupier) • 3 minutes to the railway station & new Westfield shopping centre • Close to doctors, chemists, shops, Dreamworld, Movieworld, and the M1. Seize the opportunity to invest in Coomera Park Estate, where luxurious living, modern design, and prime location converge. Don't miss out – contact us today to arrange a viewing and secure your piece of this thriving Gold Coast growth corridor. Your future awaits at Coomera Park Estate! Please note that pics are of another townhouse (when vacant-due to tenant privacy) is exactly the same floor plan