

**11 Babinda Street, Coomera, QLD, 4209**

**House For Sale**

Saturday, 10 August 2024



11 Babinda Street, Coomera, QLD, 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## 4 Bedroom home with access to 5 star resort facilities

Ideal for first-time home buyers and investors, this exceptional property combines comfort, style, and a prime location. Situated in the prestigious Genesis Coomera Estate, it offers a tranquil setting with views of the serene pond and parklands. The home has been recently repainted, features new floating floorboards throughout, and is equipped with solar panels.

Residents of Genesis Coomera Estate have access to a variety of world class resort facilities, including a gymnasium, pool, BBQ facilities, and a business centre. The estate is also conveniently situated near schools, shopping centres, and transportation options, ensuring everything you need is close by and easily accessible.

The modern kitchen is a haven for culinary enthusiasts, boasting stone benchtops, stainless steel appliances, and a gas cooktop, providing a seamless cooking experience and ample storage. Step outside to the alfresco area a delightful space for enjoying morning coffee or entertaining guests year-round.

### Property Features Include:

- Spacious master suite with ceiling fan, walk-in robe, and ensuite
- Three other bedrooms with built-in robes and ceiling fans
- Solar Panels for energy efficiency and reduced utility costs
- Stylish kitchen with stone benchtops, gas cooktop and quality appliances
- Open-plan living and dining area with air-conditioning
- Main bathroom with bathtub and separate toilet
- Covered alfresco patio.
- 2-minute walk to the Genesis Residents Club, with pool, Gym, and BBQ Facilities
- Genesis Estate offers 24-hour onsite and roaming security

- Body Corporate Fees: Approximately \$41 per week
- Year Built: 2016
- Rental Appraisal: \$720 - \$770 per week

This property is ideal for families or investors and is expected to sell quickly, especially given the upcoming growth in Coomera. The area will soon see significant new infrastructure, including a \$1.3 billion hospital and the new Coomera Connector highway.

Located between Brisbane and the Gold Coast, cities that will host the 2032 Olympics, this property offers a perfect opportunity for those looking to benefit from the economic boost the games will bring to both cities.

### Close to:

- 4 min drive to Picnic Creek State School (1.6km)
- 5 min drive to St. Joseph's College (2.5km)
- 8 min drive to Westfield Coomera (4.4km)
- 9 min drive to Coomera Train Station and access to the M1 (4.7km)
- 28 min drive to the golden sands of Surfers Paradise
- 45 min drive to Brisbane CBD

Make no mistake this property will sell fast!! Get in touch now.

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