

17/17 Yaun Street, Coomera, Qld 4209



House For Sale

Sunday, 23 June 2024

17/17 Yaun Street, Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Simon Finlayson
0756211507



Morgan Robertson
0459272265

JUST LISTED!

INSPECTIONS AVAILABLE PRIOR TO LIVESTREAM AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Discover an exceptional opportunity at 17/17 Yaun Street, Coomera, nestled in the heart of the sought after Caraford Gardens community. This charming property is perfect for first time buyers, savvy investors, or anyone eager to add their personal touch to a home brimming with potential. Step into a world of comfort with three generously sized bedrooms, each equipped with ceiling fans to ensure year round comfort. The open plan kitchen is perfect for entertaining, seamlessly connecting to the living and dining areas. A well appointed bathroom and separate laundry add to the convenience and functionality of this delightful home. Enjoy peace of mind with a single lock up garage and an additional car space, providing ample parking for you and your guests. The private, fully fenced backyard is your personal oasis - perfect for weekend barbecues, a safe play area for children, or a tranquil spot to unwind after a long day. Caraford Gardens is meticulously maintained by attentive onsite management, ensuring a high standard of living and a welcoming atmosphere. The vibrant community spirit and well-kept surroundings make it a place you'll be proud to call home. Located close to an array of amenities, this home offers unparalleled convenience. Excellent primary and high schools, childcare facilities, local shops, a medical centre, and doctors are all just a stone's throw away. For outdoor enthusiasts, the area boasts beautiful parks, skateboard ramps, bikeways, and walkways - perfect for an active lifestyle. Whether you're looking to invest in a property with great potential or eager to create a home that reflects your personal style, 17/17 Yaun Street is a perfect choice. Its prime location and solid foundation provide endless possibilities for those with a vision. Seize this opportunity to secure a fantastic property in a prime Coomera location. Contact us today to arrange a viewing and take the first step towards making 17/17 Yaun Street your new address. Your dream home or next great investment awaits!

Features Include:

- Three generously sized carpeted bedrooms with built in robes and ceiling fans
- Family bathroom boasting a bath, shower, and separate toilet for added convenience
- Expansive open plan living and kitchen area, perfect for entertaining
- Effortlessly maintained front and back lawns, ideal for relaxation and outdoor activities
- Single lock up garage ensuring secure parking and driveway space
- Privately situated in a highly convenient location, offering ease of access to essential amenities
- Future Coomera Connector development
- Supremely central location, 3.3km from Westfield Coomera and close to schools
- Easy access to public transport, internationally renowned theme parks and the M1 Pacific Motorway
- Approx. 20 minutes to Gold Coast beaches, with multiple Coomera River boat ramps nearby
- Council Rates are approximately \$2,500 per annum
- Water Rates are approximately \$1,100 per annum
- Body Corporate fees are approximately \$82 per week
- Estimated Rental Potential of \$600 - \$620 per week

Why do people love living in Coomera? A charming suburb in the Gold Coast, Queensland that offers a delightful mix of urban comforts and natural beauty. It's home to the bustling Westfield Coomera shopping centre, diverse restaurants, and cosy cafes. Nature lovers can explore Coomera Waters and Coomera Regional Park, while thrill-seekers enjoy nearby theme parks like Dreamworld and Movie World. With its blend of amenities and attractions, Coomera has something for everyone to love. This home will be SOLD at our livestream auction event Tuesday 9th July 2024 via our livestream/phone bidding platform! Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Simon or Morgan on 0459 272 265 to book your inspection time. For all of your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050.

Disclaimer: This property is being sold by auction or 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. **Important:** Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.