

# 3/16 Bottle Brush Circuit, Coomera, Qld 4209



## House For Sale

Saturday, 29 June 2024

3/16 Bottle Brush Circuit, Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## JUST LISTED!

This modern and stylish townhouse offers an open plan living area with a stunning kitchen. The neutral colour palette and timeless design make it ideal for entertaining, seamlessly flowing into the alfresco area. Enjoy the luxury of alfresco living with lighting and a ceiling fan in a private, fully fenced front yard - an uncommon find. The townhouse features three bedrooms, including a spacious master with an open-style wardrobe and private ensuite. The main bathroom is fitted with an elegant bath and contemporary fixtures. The upper level serves as the perfect space for a second lounge or study retreat. Remarkable finishes set this home apart, including high quality tiling, carpeted bedrooms, stone benchtops throughout, and above counter basins. Each bedroom is equipped with split system air conditioning and ceiling fans, ensuring year round comfort. Overlooking serene bushlands and a park, this property offers a peaceful escape on Bottle Brush Circuit. Move in and start enjoying the exceptional lifestyle it provides.

**FEATURES INCLUDE:**

- Spacious master bedroom with an ensuite, walk in robe, split system aircon and ceiling fan
- Two remaining bedrooms with built in robes, split system aircons and ceiling fans
- Upstairs second living space
- Spacious open plan layout leading to an undercover alfresco, perfect for entertaining
- Sleek kitchen with stainless steel appliances, 600mm electric cooktop and oven
- Main bathroom with modern vanity, shower, bath and toilet
- Two split system air conditioning units located in the dining and living areas
- Tiles throughout and plush carpets in the bedroom
- Downstairs powder room
- Ceiling fans throughout
- 17 Canadian Solar panels with a total capacity of 6.29 kilowatts (kW) with a 5kW inverter
- A & L front door security gate
- Fully fenced
- Single car garage with additional parking space
- Close proximity to Picnic Creek State School, St. Joseph's College, Coomera Rivers State School, Foxwell State Secondary College
- Approx. 3km to Coomera Westfield Shopping Centre, Coomera Train Station and to access the M1 for easy travel north or south
- Council Rates are approximately \$2,000 per annum
- Water Rates are approximately \$2,150 per annum
- Body Corporate Fees are approximately \$58 per week
- Estimated Rental Potential of \$650 - \$680 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 stunning home will be SOLD at our livestream auction event Tuesday 23rd of 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.

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