

**4 Trillers Avenue, Coomera, Qld 4209**



**House For Sale**

Wednesday, 26 June 2024

4 Trillers Avenue, Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

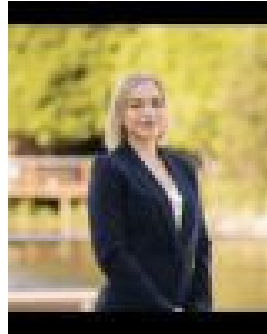
**Parkings: 2**

**Area: 476 m2**

**Type: House**



Simon Finlayson  
0756211507



Sydney Johnson  
0424885527

## 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! Embrace modern living in this spacious 4 bedroom, 2 bathroom family oasis, centrally located in the heart of Coomera within walking distance to many schools. This home masterfully combines contemporary comforts with elegant design, promising an unmatched lifestyle for you and your loved ones. As you step inside, be prepared to be captivated by the spacious, light filled interiors that exude both style and sophistication. The entire home is fully tiled, including all bedrooms, creating a seamless flow and ensuring a low maintenance lifestyle. The separate living and dining areas offer versatile spaces for both lively family gatherings and peaceful evenings at home, enhanced by two split system air conditioners for year round comfort. At the heart of this residence lies a modern kitchen, a true culinary haven featuring electric cooktop and ovens that beckon you to create gourmet meals. Complementing this is an efficient electric hot water system and a cost saving solar system, underscoring the home's commitment to eco friendly living. The four generously sized bedrooms, each adorned with built in mirrored robes and ceiling fans, provide serene retreats for rest and relaxation. The main bathroom serves as a luxurious sanctuary, complete with a shower, bath, and separate toilet, while the master bedroom boasts an ensuite with a shower and single vanity, offering a private escape. Outdoor living is taken to new heights with an expansive undercover alfresco area, complete with roll down blinds and elegant tiling. This perfect entertainment space overlooks a sparkling pool, setting the stage for endless summer fun and relaxation. Additionally, a double garage provides ample space for your vehicles and extra storage needs. Situated in the bustling hub of Coomera, convenience is at your doorstep. With local shops, schools, parks, and major transport links just a short drive away, everything you need is within easy reach. Don't miss the chance to call 4 Trillers Avenue your new home. Contact us today to arrange a viewing and take the first step towards embracing a dream lifestyle in this remarkable residence!

Features include:

- Spacious master bedroom with an ensuite, built in robe mirrored and ceiling fan
- Three remaining bedrooms with built in robes and ceiling fans
- Separate living and dining areas offer versatile spaces
- Spacious open plan layout leading to an expansive undercover alfresco, perfect for entertaining
- Sleek kitchen with stainless steel appliances, 600mm electric cooktop and oven
- Main bathroom with modern vanity, shower, bath and separate toilet
- Two split system air conditioning units located in the dining and living areas
- Ceiling fans throughout
- Fully fenced
- Tiled throughout the home
- 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 \$1,400 per annum
- Estimated Rental Potential of \$820 - \$870 per week
- NO BODY CORPORATE FEES

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 16th 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 Sydney on 0424 885 527 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.