

7 Ambermerle Way, Coomera Waters, Qld 4209



House For Sale

Saturday, 29 June 2024

7 Ambermerle Way, Coomera Waters, Qld 4209

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Offers Over \$1,525,000

First-class family living doesn't get much better than this. Elevated on a 1258m² block in the coveted Coomera Waters Estate, this executive residence is a testament to contemporary comfort. Casting a striking street presence and sprawled across a 401m² floor plan, the stylish interiors are enhanced by high ceilings and quality finishes, creating an atmosphere of subtle and spacious sophistication. Anchoring the heart of the home is the modern kitchen, outfitted with 40mm stone bench tops, premium appliances and a butler's pantry, making meal preparations effortless. It co-exists with the open plan living and dining area before transitioning to the outdoors. Host guests here on the expansive and protected alfresco entertaining area or enjoy an endless summer in the saltwater pool. Supremely private, it's bordered by high-set established gardens, creating a serene and secluded sanctuary for relaxation. Space and serenity also extends to the four bedrooms, each substantial in size. In the master suite, enjoy a walk-in robe, luxe ensuite, and a private balcony, perfect for a tranquil morning coffee or evening wine. Two further upper-level bedrooms come with built-in robes and are serviced by a sleek main bathroom, while a fourth bedroom resides downstairs with its own built-in robe, ensuite, and external access, perfect for guests or family members craving independence and privacy.

The Highlights:

- Contemporary double-storey residence, epitomising first-class family living and entertaining
- Striking street presence, elevated on a 1258m² block
- Situated within the highly desirable Coomera Waters Estate with 24/7 patrolled security
- Sprawling 401m² floor plan enhanced by high ceiling and quality finishes
- Modern kitchen features 40mm stone bench tops, BLANCO 900mm gas cooktop with oven, Smeg dishwasher
- Butler's pantry equipped with a sink, abundant storage and a Fisher & Paykel wine fridge
- Open plan kitchen, living and dining flows freely outdoors
- Second upstairs living area is a cosy place to retreat
- Ground floor media room includes speakers and screen
- Vast master bedroom boasts a walk-in robe, luxe ensuite and private balcony
- Two further upper-level bedrooms with built-in robes, serviced by a sleek main bathroom with separate toilet
- Fourth bedroom resides downstairs, includes a built-in robe, ensuite and external access
- Expansive, covered alfresco entertaining area
- Supremely private saltwater pool with tranquil waterfall
- Backyard includes open lawn areas and established, tiered gardens
- Oversized double garage with split system air-conditioning and storage
- Spacious laundry includes sink, storage, internal line and external access
- Security system, with five cameras
- 10kW solar system with 20 panels
- LED lights, ceiling fans and MyAir ducted air conditioning

Nestled in an exclusive enclave that wraps around a 17ha tidal lake, residents benefit access to two rec centres with gyms, pools, full-size tennis courts, BBQ and function facilities. Locals also love strolling the 24kms of nature trails in this eco-parkland or take to the waterways, with multiple boat ramps and the Coomera Waters Marina nearby. Shops and restaurants await by the water too, plus families will appreciate the proximity to numerous quality public and private schools. Don't miss your chance to experience first-class family living in fantastic community. Contact Hayley Kidson on 0412 969 898 today.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.