

# 3 Aaron Street, Coomera Waters, Qld 4209

GREENWOOD

## House For Sale

Wednesday, 8 January 2025

3 Aaron Street, Coomera Waters, Qld 4209

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 532 m2

Type: House



Brett Greenwood



Rod Ryan

0419012745

## Contact Agent

Greenwood Property Agents are proud to present and welcome you to 3 Aaron Street, where thoughtful design meets exceptional functionality. This beautifully crafted home boasts 4 spacious bedrooms and an intelligently designed layout perfect for family living. Upstairs, you'll find a large rumpus area, perfectly situated between three bedrooms, all equipped with walk-in robes. The master suite is a standout, offering a seamless connection from its walk-in robe to a stylish ensuite, complemented by an additional built-in wardrobe. Downstairs, the fourth bedroom includes its own ensuite and walk-in robe, offering a private retreat for guests or family members. The functional layout extends to a well-appointed laundry room with ample under-stair storage. The open-plan kitchen is a chef's dream, featuring soft-touch appliances, a generous butler's pantry, and direct access to the dining and living areas. From here, the space flows effortlessly to the outdoor entertaining and alfresco zones, perfect for year-round gatherings. Adding to the home's appeal is a dedicated media room, complete with a built-in Epson overhead projector and cleverly designed couch storage for the ultimate movie experience. With 2.7m ceilings on both levels, intricate 3-tier cornices, fully ducted air conditioning, and high-end finishes throughout, this property is the epitome of style and comfort. Key Features Include: \* 4 spacious bedrooms, including a master suite with a large robe and ensuite \* Study / 5th Bedroom \* Vacuum Maid \* Room for 4 cars. 2 within secure parking and 2 under carport \* Multiple large open living areas that provide versatility for your family's needs \* A flat rear yard, ideal for outdoor activities or playtime \* An expansive alfresco area for outdoor entertainment \* An open-plan kitchen, designed for culinary creativity and family gatherings \* 200m walk to the boat ramp \* Fully ducted air conditioning throughout, keeping you comfortable year-round \* Cinema / Media Room \* Solar - 32 Panels, 10.6 KW system \* 2.7m ceilings on both levels, intricate 3-tier cornices \* Ceiling fans for added comfort \* A well-appointed laundry room with built-in cupboards and understairs storage \* Dual living option \* Land Size approx. 532m<sup>2</sup> \* Internal - 382m<sup>2</sup> \* External - 88m<sup>2</sup> \* Total - 470m<sup>2</sup> \* Built in 2012 \* 2 x 22,000L underground water tanks - 44,000L in total \* Council Rates - \$883.73 bi-annual - if paid before due date \* Rental Appraisal - \$1,000 - \$1,100 p/w \* Why choose to live & buy in Coomera Shores and only a minute away from the Coomera Waters Estate! \* A stunning 70 berth marina featuring waterfront tavern, café, restaurant, IGA supermarket, Doctors surgery & chemist \* There are plenty of great local public schools to choose from in the area including Picnic Creek State School, Coomera Rivers, Foxwell Secondary College, and some of the best private schools on the Gold Coast being Coomera Anglican College, Assisi College, Saint Stephens College, and St Josephs \* Public transport is easily accessible \* For residents that love getting out on the water, 200m from the Coomera Shores boat ramp and only approx. 8 mins to the world-class Gold Coast Marina Complex \* Just minutes' drive to the M1 & the new coming soon Coomera Connector, Westfield Shopping Centre Coomera, Coomera Train Station and Gold Coast leading amusement parks Dreamworld, Top Golf, Movie World and Wet & Wild. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations. Whilst every care is taken in the preparation of the information contained in this marketing content, Greenwood Property Agents will not be held liable for the errors in typing or information. All information is considered correct at the time of printing and publishing. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.