

**37 Westward Way, Coomera Waters, Qld 4209**



**House For Sale**

Wednesday, 8 January 2025

37 Westward Way, Coomera Waters, Qld 4209

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Area: 840 m2**

**Type: House**



Sally O'Neill



Meg Sloss

## Contact Agent

Experience luxury at this Coomera Waters residence, where sophistication and comfort meet. With bridge-free access to the Broadwater, this home offers seamless indoor-outdoor living. A grand entrance with soaring ceilings and views of the pool and canal sets the tone for this two-level home, featuring six spacious bedrooms, including a master suite on each level, all designed for comfort, style, and practicality. On the ground floor, the heart of the home offers a variety of living and entertaining spaces. A dedicated media room with an integrated bar provides the perfect setting for movie nights or entertaining guests. This level also includes a spacious master suite with a walk-in robe and ensuite, along with an additional bedroom currently used as an office, and a convenient powder room for visitors. At the rear of one side of the home, an inviting lounge room opens onto a covered outdoor patio, perfect for relaxed gatherings. Adjacent to the lounge room is the open-plan kitchen and dining area, a chef's dream, featuring abundant storage and large island bench with the stove and oven, the design of this space seamlessly flows into the outdoor living spaces, and a spacious deck and outdoor kitchen area overlook the sparkling pool and spa, creating the ultimate setting for outdoor entertaining. Beyond the pool, a private finger pontoon provides direct water access, catering to boating enthusiasts. The upper level offers a haven of relaxation and leisure. At the front of the home, two well-appointed bedrooms with built-in wardrobes and private balconies create personal sanctuaries. You will also find the luxurious master suite, complete with an ensuite and double walk-in robe, and a private balcony overlooking the canal is a true retreat. A spacious lounge or games room opens to another balcony, providing a versatile space for family or guests. An additional bedroom, situated just behind the lounge room, adds to the home's practicality. A family bathroom with dual vanities completes this floor, ensuring convenience for all. The large magnesium pool and spa, built between the two living areas, create a striking centrepiece and features a dedicated space for dining and enjoying drinks while watching the sunset, offering the perfect setting for relaxation and entertainment. The three-car garage includes a double side-by-side space, a tandem spot, and side access via an additional roller door. The extended driveway offers extra parking or storage. A separate laundry also offering plenty of storage. Low-maintenance landscaping enhances the property's appeal, allowing you to spend more time enjoying the lifestyle it offers. Whether you're hosting large gatherings, enjoying quiet family moments, or indulging in waterfront activities, this home is the perfect backdrop for a life well-lived.

**Property Features:**

- Waterfront with Finger Pontoon
- Grand entrance with soaring ceilings, breathtaking views of the pool and canal
- Gourmet kitchen featuring a large 80mm Caesarstone island bench
- Open plan dining and living area opening to outdoor covered alfresco spaces
- Two separate large covered alfresco areas downstairs
- Outdoor kitchen equipped with a gas stove, wine fridge, and ice maker
- Spacious ground floor master suite with a walk-in robe and ensuite
- Upstairs master suite retreat with a private balcony, freestanding bath, shower, and two fully fitted wardrobes
- Two family bedrooms with large walk-in robes and private balconies
- Two additional bedrooms with built-in wardrobes
- Family bathroom with double vanity and separate bathtub
- Second living area upstairs with a private balcony
- Downstairs Media room with a built-in bar
- Magnesium swimming pool with a heated spa, waterfall, and a bridge linking outdoor living spaces
- Gas Heating to the spa and three-phase power for the swimming pool
- Internal laundry with ample storage
- 10,000L water tank under decking, plus a smaller water tank on side of home
- 10KW Solar Panels for energy efficiency
- Ducted Air Conditioning and ceiling fans throughout
- Zoned Sound System throughout the home
- Bridge-Free Broadwater Access
- Private Gated Community with 24/7 security
- Two Recreation Clubs within the estate, featuring tennis courts, pools, gyms, all included in body corporate fees

Located in the prestigious Coomera Waters community, this property not only offers an exquisite home but also access to an exceptional lifestyle. The secure, gated community features 24/7 security and exclusive amenities, including recreation clubs with pools, tennis courts, and gyms. With its prime location, you're just minutes away from local shops, the marina, and top-rated schools, making this home a perfect blend of luxury, security, and accessibility.