

42 Tribeca Circuit, Coomera, QLD, 4209



House For Sale

Sunday, 3 November 2024

42 Tribeca Circuit, Coomera, QLD, 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Wayne Oweis
0410650095

ATTENTION ALL ASTUTE INVESTORS & HOME OWNERS

SECURE YOUR FAMILY'S FINANCIAL FUTURE

NO BODY CORP FEES!

Freshly painted & ready for you (or your tenants) to move into, this modern 7 yr old house, in a prime & super quiet Cul De Sac, is what you have been waiting for and . demands your inspection!

Features of this property include;

- ☑ 375 m2 low-maintenance block
- ☑ 4 bedrooms, 2 bathrooms as well as 2 living areas
- ☑ Double lock up garage with full laundry behind
- ☑ Kitchen is complete with stone tops, dishwasher & wide fridge space
- ☑ Air conditioning & ceiling fans add to your comfort
- ☑ Undercover alfresco area offers an outdoor dining option
- ☑ Second living area offers an extra space or office if need be
- ☑ Fenced grassed yard offers security and play area
- ☑ Open floorplan adds to the real modern feel of this home
- ☑ Super quiet street in a well-designed community
- ☑ Built in 2017

Current rental market appraisal: Approximately \$700 per week

Council Rates: Approx \$2,200 per annum

Water Rates: Approx \$500 per quarter

WHY COOMERA ?;

As the new "Centre of the Gold Coast", It's home to the bustling Westfield Coomera shopping hub, diverse restaurants & TAFE college.

Nature lovers can explore Coomera Waters and Coomera Regional Park, while thrill-seekers enjoy nearby theme parks like Dreamworld & Movie World

- ☑ Easy access to public transport & the M1 Motorway
- ☑ Approx. 20 minutes to Gold Coast beaches & Southport CBD
- ☑ Near 15 minutes to both Griffith University & Gold Coast Hospital
- ☑ Near 5 mins drive to Costco & Westfields Coomera
- ☑ Near 4 mins drive to Foxwell State Secondary College & Coomera Rivers State School
- ☑ Less than 10 mins drive to Dreamworld & Movie World
- ☑ Near 6 mins drive to M1 Highway
- ☑ 5 Minutes drive to both Airports

THIS WILL NOT LAST LONG - MOVE QUICKLY TO MAKE IT YOURS!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.