

# 9/16 Bottle Brush Circuit, Coomera, Qld 4209



## Sold Townhouse

Friday, 1 September 2023

9/16 Bottle Brush Circuit, Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Townhouse



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**\$595,000**

Located in a highly sought-after area of Coomera, this property radiates elegance and modernity, evident from the moment you set foot inside. The meticulous attention to detail in its creation make this home a true standout. The open-plan living and dining areas on the lower level are beautifully accentuated by stylish tiled flooring, creating a seamless flow that enhances the feeling of space and contemporary living. At the heart of the home is the sleek stone kitchen, a chef's dream, and a centrepiece for entertainment. Its high-quality stainless steel appliances and modern design add to the overall sense of luxury. Outside, an alfresco area and a low-maintenance back yard are the perfect outdoor space for relaxation and entertainment. Lined with mature trees, the back yard offers an element of privacy, making it the perfect place to unwind and enjoy the serenity of the surroundings. The upper level of the offers a versatile second living space that can be customized to suit your needs. Whether it becomes a kids' retreat, a home office, or a spacious sitting area, the possibilities are endless. The master bedroom, a true retreat, features a walk-in robe and a grand ensuite, promising privacy and relaxation. The remaining two bedrooms on this level are conveniently serviced by a central family bathroom. Convenience and security are top priorities in this home, with a single remote garage and an allocated car space within the complex, ensuring easy access and peace of mind. Nestled within a peaceful and well-maintained complex, this property promises tranquil living and friendly neighbours. Plus, with a low body corporate fee of just \$54 per week, this investment is a smart choice for savvy buyers seeking attractive rental potential. Alternatively, the home is ready to move into right away. Further Features: • Air conditioned living space and master bedroom • Modern and functional kitchen with quality appliances & stone benchtops • Living area opens to alfresco and private rear garden • Additional living space upstairs • 3 Bedrooms upstairs, including master with ensuite, walk-in robe and balcony overlooking parkland • Powder Room downstairs • Ground floor separate Laundry • Single lock-up garage plus allocated parking space within the complex • Vacant and ready to move into or lease after settlement • Rental Appraisal \$640-\$690 per week (approx.) The location of this property is unbeatable, offering an ideal lifestyle. With Westfield Coomera, Coomera train station, and easy access to the M1 just a short drive away, everything you need is within reach. Esteemed schools, such as Picnic Creek State School and Foxwell Secondary College, are in close proximity, ensuring quality education for your family. Don't let this opportunity pass you by. Contact us today to arrange an inspection and take the first step toward living the lifestyle of your dreams. Your dream home awaits you! For all of your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050. All inspections will be conducted adhering to COVID-19 Social Distancing Guidelines and Ray White's no-contact policy. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.