



LJ Hooker
Coomera | Ormeau | Tamborine Mountain



Coomera, 40 Edmond Street

Family Home in Foreshore Estate

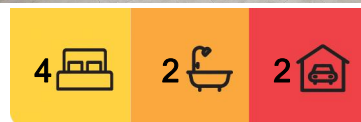
** Please note the property is currently on hold, please put an enquiry via email to keep updated on the available date **

As new exquisitely designed home located in Foreshore estate is situated within the blue-chip suburb of Coomera, you will be living in an exclusive waterside enclave, nestled by the banks of the Coomera River. Conveniently located close to St Joseph's College, Picnic Creek State School, and several other primary and secondary schools plus early learning centres.

This residence is conveniently situated just a stone's throw away from the impressive Westfield Coomera and the Coomera East Shopping Centre on Oakey Creek Road. Additionally, it offers easy access to the Red Edge shopping centre, a brief drive from Pimpama Junction, and close proximity to the Coomera Town Centre. All of these factors combine to create the perfect setting for a family home.

LJ Hooker

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Lease
Please Call

View
ljhooker.com.au/1Y7RGWH

Contact
Cassie Wealleans
07 5585 7888
cwealleans@ljhg.com.au

LJ Hooker Ormeau
(07) 5549 4500

This immaculately presented home must be seen.

Features include:

- 4 good size bedrooms with double mirrored built-ins and fans
- Luxury master bedroom with ensuite and double sink vanity and walk in wardrobe
- Ducted air conditioning
- Separate living and dining areas
 - Gourmet kitchen with stone bench tops & 9mm stove & cook top
 - Large butlers pantry with built in microwave
- Spacious family bathroom with deluxe bath and shower
- Separate toilet
- Separate laundry
- Plenty of storage cupboards
- Large fully fenced block covered entertaining area
- Plenty of storage cupboard space
 - Corner block
- Spacious fully fenced back yard that is easy to maintain
- Double Lock up garage space with internal access

**** ARRANGE AN INSPECTION TIME ONLINE****

**** REGISTRATION REQUIRED ****

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs, you will receive a text informing you of the cancellation. Once registered, you will receive an email from our agency as to the guidelines of entry. Please ensure you read them and adhere to them strictly. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Due to the current situation, open homes are attendance limited, if you are unable to register for an inspection, register your interest and you will be notified when/if another open is scheduled.

**** IF YOU DO NOT REGISTER FOR YOUR PRIVATE APPOINTMENT, YOU WILL NOT BE PERMITTED TO ENTER ****

Disclaimer: In preparing this information LJ Hooker has used its 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 tenants and buyers should make their own enquiries to verify the information contained herein. *On application, pending owner approval.

Photos used in advertising may differ from the current state of the property. We endeavour to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.



**LJ Hooker Ormeau
(07) 5549 4500**

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More About this Property

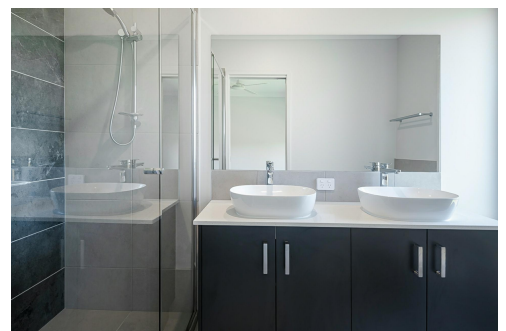
Property ID	1Y7RGWH
Property Type	House
Including	Ensuite Air Conditioning Dishwasher Built-in-Robes

Cassie Wealleans 07 5585 7888

Leasing Manager | cwealleans@ljhgc.com.au

LJ Hooker Ormeau (07) 5549 4500

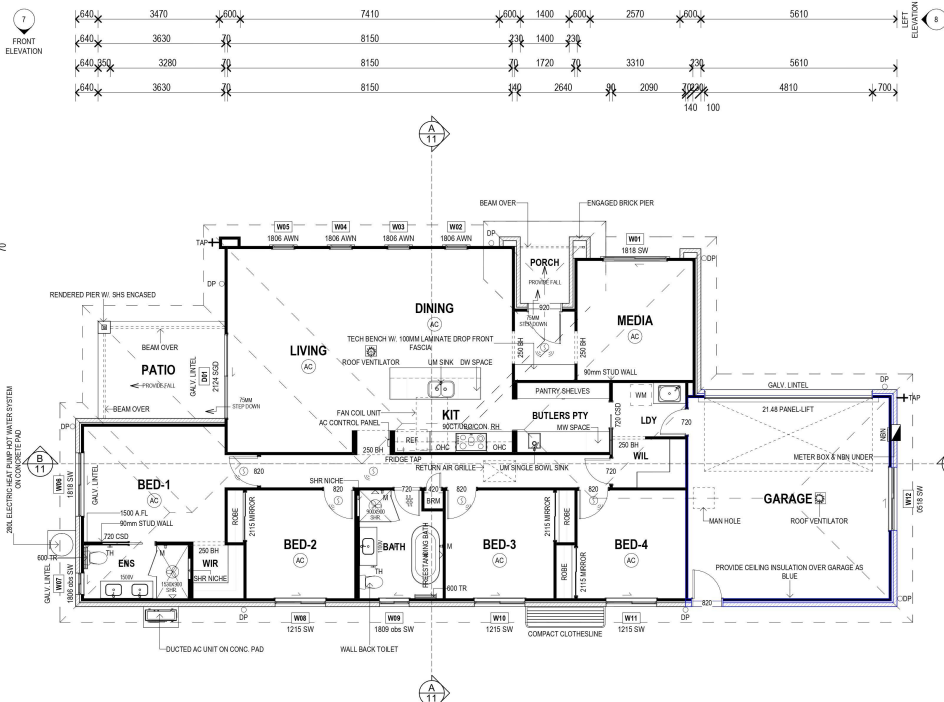
Unit 10 Norfolk Village Shopping Ctr, 170-174 Pascoe Road, ORMEAU QLD 4208
ormeau.ljhooker.com.au | ormeau@ljhgc.com.au



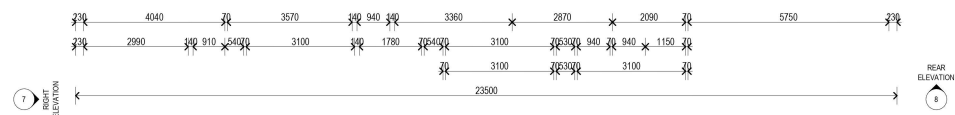
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Supply and install sarking to roof as per energy efficiency requirements



AREA SCHEDULE	
LOCATION	AREA
GARAGE	36.99 m ²
GROUND FLOOR	158.35 m ²
PATIO	10.09 m ²
PORCH	4.63 m ²
	210.06 m²



Lift off hinges to WC door, as per NCC 3.8.3

Env. & Econ. Pers. 6 (1997) 539–60 (M). Order En. Pers. & ERM Monographs (David Allen Smith Education Trust) is available at 973 Edward Street, Coventry CV4 6LT or 974 Edward Street, Coventry.

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FORMSPACE
BUILDING DESIGN

OBCC Licence No: 15188111 (Medium Rise)

GROUND FLOOR PLAN

Facade Design: CUSTOM
Design: CUSTOM
Specification: DISTINCTION

Sheet No: **6**
Scale @ A3: 1 : 100

Scale @ A3: 1 : 100

