



LJ Hooker
Coomera | Ormeau | Tamborine Mountain



Coomera, 40 Edmond Street

Family Home in Foreshore Estate

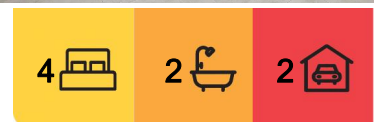
** Please note the property is currently on hold, please put an enquiry via email to keep updated on the available date **

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.



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.



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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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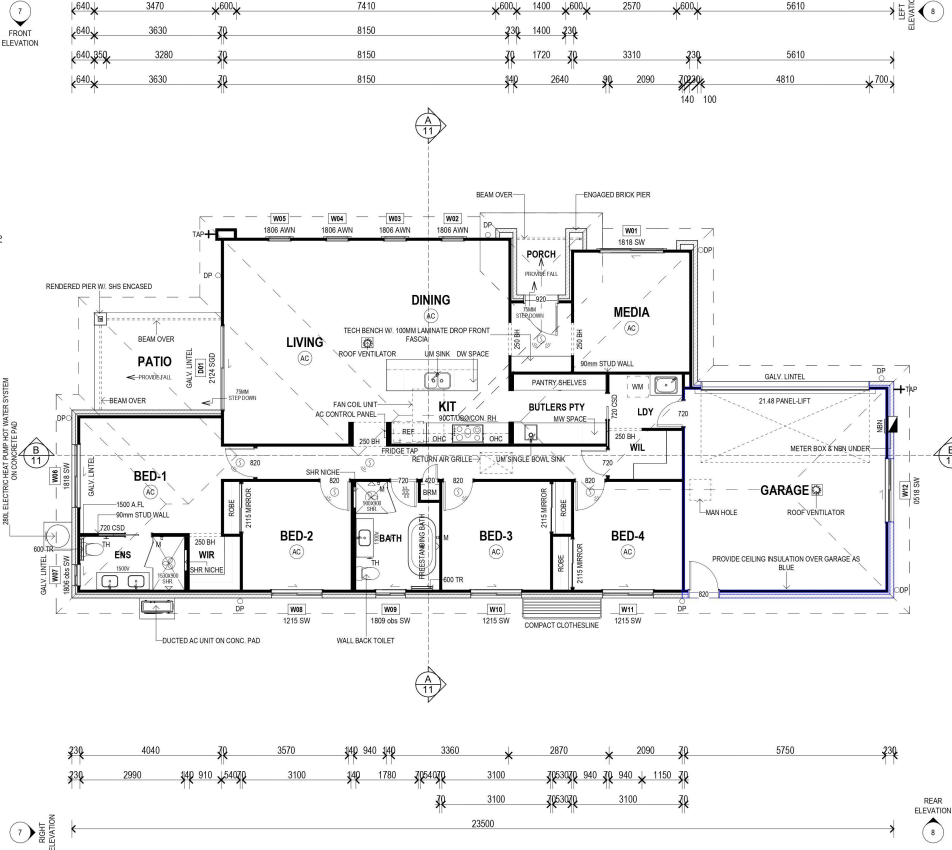
All dimensions are in millimetres unless noted otherwise. All dimensions, angles and levels to be checked and verified on site

Do not scale from drawings

Drawings must be read in conjunction with all other relevant documents, including conditions of approval, etc. This design is based on N3 (non-cyclonic) for wind speeds to 41m/s

Hatchings and fittings are indicative only. Refer to builders specifications

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 m ²



Smoke alarms to be installed in accordance with current BCA requirements

Provide toughened fixed glass where fixed glass window presents to cooker

Lift off hinges to WC door, as per NCC 3.8.3

ULTRA
LIVING HOMES

HUDSON YORK PTY LTD Unit 119-15 Sinclair Street, Ararat QLD, 4214
Tel: (07) 5528 0481 www.ultralivinghomes.com.au
QBCC Licence No: 15022819

Address: **Lot 374 Edmond Street, Foreshore, Coomera**
Client: **MANZOOR HUSAIN**

Status: **WORKING DRAWINGS**

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FORMSPACE BUILDING DESIGN PTY LTD.
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FORMSPACE
BUILDING DESIGN

QBCC Licence No: 15188111 (Medium Rise)

GROUND FLOOR PLAN

Facade Design: CUSTOM
Design: CUSTOM
Specification: DISTINCTION

FOR CONSTRUCTION

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



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