







Coomera, 44 Cirrus Way

LOW MAINTENANCE FAMILY HOME

4 2 2

For Lease
Please Call

View
ljhooker.com.au/4342GTJ

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

Located in a quiet street just footsteps away from a beautiful nature reserve, this property provides the perfect blend of comfort & convenience. Step inside to discover a spacious, practical layout. Features Include

- Large master suite, featuring a modern ensuite and air conditioner.
- Bedrooms 2 & 3 have air conditioners, built ins & ceiling fans,
- Bedroom 4 - built ins & ceiling fan
- The kitchen is designed for functionality, offering sleek stone benchtops, stainless-steel appliances, dishwasher and plenty of storage, making it perfect for both everyday living and entertaining.
- The open-plan living spaces flow effortlessly to the alfresco area.
- Fully fenced yard with side access,
- Auto double lock-up garage with rear access

Located within the Coomera Rivers State School catchment Just a 4-minute walk to

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(07) 5585 7888

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.

Coomera Playschool Early Learning Only 5 minutes to bus stations This property is positioned in the heart of a rapidly growing area, providing easy access to the exciting developments Coomera has to offer. With the recent opening of Costco and the future Coomera Hospital set to open in late 2027, along with the impressive $600 million Coomera Westfield shopping Centre just 10 minutes away complete with restaurants, a play centre, Event Cinemas, and more, you'll be surrounded by both established amenities and new shopping precincts. Don't miss out on this incredible opportunity to capitalize on a thriving community before prices rise anymore! Enjoy nearby Gainsborough Greens golf course and easy ocean access to Moreton Bay from Jacobs Well, with a boat ramp to the Coomera River just 10 minutes away, perfect for weekend boating and fishing adventures. Whether you're looking for your first home, a solid rental property, or a family-friendly residence in a sought-after area, this is an opportunity you won't want to miss.

** 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 and 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	4342GTJ
Property Type	House
Land Area	413 sqm
Including	Ensuite

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Total approximate floor area: 175m²

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Solutions Gold Coast

44 Cirrus Way, Coomera

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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