






46 Coombabah Road, Biggera Waters

4  2  4 

Corner Block Opportunity in the Heart of Biggera Waters — Space, Lifestyle & Future Potential

Positioned on a prominent corner block in one of Biggera Waters' most convenient and tightly held pockets, 46 Coombabah Road presents an outstanding opportunity to secure a well-designed family home with flexibility for today and potential for the future. Offering four bedrooms plus a study, open-plan living, excellent vehicle accommodation and a thoughtfully planned layout, this residence delivers comfort, functionality and long-term value in equal measure.

Some of the quality property features include:

- Four well-proportioned bedrooms plus a separate study, ideal for families or working from home
- Master bedroom complete with walk-in robe and private ensuite
- Light-filled open plan living, dining and kitchen designed for effortless everyday living
- Well-thought-out kitchen featuring ample bench and cupboard space, plumbing provision behind the fridge
- Ceiling fans throughout and split system air-conditioning for year-

FOR SALE
Expressions Of Interest

VIEW
By Appointment

AGENTS
Mitch Humphries
0431 514 171
mitch.humphries@ljhooker.com.au

AGENCY
LJ Hooker Paradise Point
(07) 5564 1414

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 **LJ Hooker**

round comfort

- Tinted exterior windows with security screens, enhancing privacy, security and energy efficiency
- Double lock-up garage plus double lock-up carport, providing secure accommodation for up to four vehicles
- Automatic on/off outdoor lighting for added safety and convenience
- Excellent storage solutions throughout, reflecting the intelligent and practical design of the home
- Corner block positioning offering strong street presence, additional privacy and versatility

Location

Set within a highly desirable coastal suburb, this home enjoys a lifestyle that combines relaxed waterfront living with everyday convenience. Just a 1.2-kilometre walk to the Broadwater, residents can enjoy morning walks along the foreshore, cycling paths, waterfront parks and the array of recreational activities that define the Biggera Waters lifestyle. The Broadwater becomes an extension of your backyard, perfect for swimming, paddle boarding, fishing or simply unwinding by the water. Shopping, dining and essential amenities are all close at hand, with Metro Marketplace and Harbour Town Premium Outlets only minutes away, offering everything from supermarkets and specialty stores to cafes, restaurants and entertainment. Families will appreciate the proximity to reputable local schools, childcare centres and sporting facilities, while public transport options and easy access to major roads ensure seamless connectivity to Southport, Helensvale, Surfers Paradise and the wider Gold Coast. This is a location that continues to grow in popularity due to its accessibility, lifestyle appeal and strong long-term demand.

Future Potential

The corner block configuration opens the door to a range of future possibilities, subject to Gold Coast City Council approval. Buyers may explore potential redevelopment options, capitalising on the block's position, frontage and flexibility, or consider enhancing the existing home through extensions or reconfiguration.

Additionally, there is a potential to add a further exterior carport at the rear, ideal for boats, trailers, caravans or additional vehicles, further increasing functionality and appeal. Whether land-banking, improving or redeveloping, this property offers a compelling long-term opportunity in a suburb with proven growth.

For more information or to arrange your private inspection, please contact Mitch Humphries on 0431 514 171.

Disclaimer:

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MORE DETAILS

Property ID 12GWH4J
Property Type House
Including Ensuite

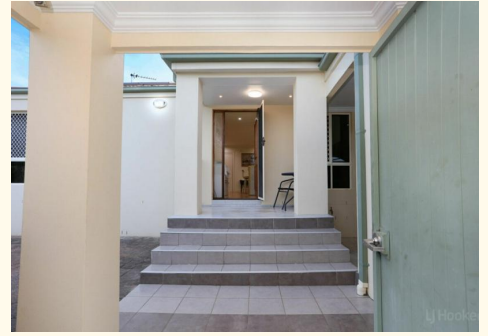
Mitch Humphries 0431 514 171

Sales & Marketing Consultant | mitch.humphries@ljhooker.com.au

LJ Hooker Paradise Point (07) 5564 1414

1/2 Grice Avenue, PARADISE POINT QLD 4216

paradisepoint.ljhooker.com.au | paradisepoint@ljhooker.com.au



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