



46 Sidney Nolan Drive, Coombabah

## Modern Home Centrally Located

Step inside and you're greeted by a fresh, modern interior that has been thoughtfully updated to suit today's lifestyle. The open-plan layout creates an easy flow between the living, dining and kitchen spaces, enhanced by natural light and neutral tones that make the home feel warm and inviting.

The kitchen features clean, modern finishes with ample storage and bench space, making it ideal for everyday cooking or hosting friends. Each bedroom is generously sized, with the master offering its own private ensuite for added comfort.

Outside, the property continues to impress with a good-sized entertaining area perfect for weekend barbecues, family gatherings or simply unwinding in your own private space. Being free-standing and centrally located, you enjoy the benefits of low-maintenance living without compromising on privacy or convenience.

Some of the quality features include:

- Three generously sized bedrooms, each featuring built-in wardrobes and ceiling fans for year-round comfort
- A well-appointed master bedroom complete with a private ensuite, built-in wardrobe, ceiling fan and the added comfort of air-conditioning

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### FOR SALE

Offers Over \$950,000

### VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Paradise Point  
(07) 5564 1414

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- A stylish, modern family bathroom designed with contemporary finishes and practical functionality
- A modern, spacious kitchen offering ample bench space, including a large island ideal for cooking, gathering and entertaining
- Tiled, open-plan living and dining areas enhanced by a ceiling fan and split-system air-conditioning, offering seamless access to the backyard for effortless indoor—outdoor living
- Single driveway parking complemented by double side-gate access, providing space for an additional vehicle
- A practical garden shed offering extra storage for tools and outdoor equipment
- A generously sized backyard, ideal for children, pets or outdoor entertaining
- A dedicated study nook, perfect for working from home or managing household tasks

Perfectly positioned in one of Coombabah's most convenient and family-friendly pockets, this home offers a lifestyle defined by ease, accessibility and natural surroundings. Set within a peaceful residential street, the property places you moments from beautiful parklands, walking trails and the Coombabah Lakelands Conservation Area - a haven for wildlife lovers and those who enjoy an active outdoor lifestyle.

Everyday amenities are right at your fingertips, with local shops, cafés, medical centres and schools all within close reach. Harbour Town Premium Outlets, one of the Gold Coast's most popular retail and dining destinations, is just a short drive away, offering an unbeatable mix of shopping and entertainment.

Public transport options and major connecting roads are easily accessible, making commuting simple whether you're heading north to Brisbane or exploring the wider Gold Coast region. Families will appreciate the proximity to quality schools and childcare, while those seeking convenience will love how central this address truly is.

Contact Mason Niari on 0415755137 to arrange a viewing and for more information.

Disclaimer: We have in preparing this information used our 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 vendors, purchasers, landlords & tenants should make their own enquiries to verify the information contained herein.

## MORE DETAILS

Property ID                    12MHH4J  
Property Type                House

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