



Coomera, 12 Waddiwong Road




ITS ABOUT THE POSITION WITH MILLION DOLLAR VIEWS

What an opportunity to live in a part of Paradise without the exuberance price. This huge 2 storey brick home will give you the option to renovate to the next level and gain from its potential.

Our ground level as you enter offers you the space and the potential of dual living. With a 4th bedroom (private entry), a huge converted rumpus, family, dining and kitchen.

The second level of this home offers you views of the magnificent Coomera River from both the main family room and the extraordinary sized timber deck that catches those northerly breezes and a fully insulated roof for seasonal comfort. Enjoy the amazing views with family and friends and chat about the beautiful sleek boats over a glass of wine that sail on pass .

The home itself sits on an elevated block of 711m² and an outside area to accommodate 4 cars or more, a small boat, an outlook to the Coomera River, a

4  2  2 

For Sale

CONTACT AGENT

View

By Appointment

Contact

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LJ Hooker

LJ Hooker Coomera
(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.

children's play park and the much needed boat ramp.

The position is certainly a winner for those especially who enjoy the water lifestyle.

The features of this property are:-

- *2 storey brick home
- *4 bedrooms master with ensuite and air-conditioning
- *Open plan living, dining and kitchen
- *Double rumpus
- *3 toilets
- *2 bathrooms
- *2nd family room upstairs
- *External deck overlooking magnificent views
- *Air-conditioning
- *Solar hot water system
- *4 car space accommodation
- *water tanks
- *Elevated block
- *The best outdoor views
- * 18.7m frontage
- *Built in 1980
- *Currently tenanted until October
- * Waste treatment plant that helps save on council rates
- * Potential rental return \$800-820pw

With only a minutes-drive or a leisurely walk to the upmarket of Coomera Waters town centre, complete with an IGA, tavern, cafes and restaurant and the Sunday sounds all surrounded by water you'll certainly will love the atmosphere.

Our local school Coomera Rivers State is only approx. 3.3kms Ideal home, ideal living, ideal position and an ideal opportunity.

More About this Property

Property ID 3PG3GTJ

Property Type House

Land Area 711 m²

Laura Castelli

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Ground Floor



First Floor

12 Waddiwong Road, Coomera

Internal: 217m² | External: 50m² | Total: 267m²

Bed - 4 | Bath - 2 | Car - 3

Plans shown are only indicative of layout. Dimensions are approximate.