



17 Babinda Street, Coomera

## GENESIS ESTATE LIVING - SPACIOUS 4-BEDROOM HOME WITH RESORT STYLE AMENITIES

Perfectly positioned within the highly sought-after Genesis Estate, this spacious 4-bedroom home at 17 Babinda Street, Coomera offers a lifestyle of comfort, convenience and community. Set on a 327m<sup>2</sup> block with no back neighbours, this property provides a blend of privacy and access to exclusive resident facilities.

Whether you're looking to invest or secure your next home, this residence delivers modern living with all the extras, from a private covered outdoor area and good-sized yard to full access to the Residents Recreation Club featuring resort style amenities.

### Property Features:

- 4 bedrooms with built-ins
- Main bedroom with ensuite, air conditioning and built-in wardrobe
- 2 bathrooms | 3 toilets
- Air conditioning and ceiling fans
- Brand new carpet

4 🏠 2 🚿 1 🚗

### FOR SALE

Offers Over \$795,000

### AGENTS

Chris Pascoe

0447 340 201

[cpascoe@ljh-kallangur.com.au](mailto:cpascoe@ljh-kallangur.com.au)

Paige Killen

0447 734 206

[pkillen@ljh-kallangur.com.au](mailto:pkillen@ljh-kallangur.com.au)

### AGENCY

LJ Hooker Kallangur | Murrumba Downs  
(07) 3204 4666

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.



- Separate laundry
- Single lock-up garage with drive-through access
- Private covered outdoor entertainment area
- Good-sized yard with no back neighbours
- Clothesline

**Body Corporate Details:**

- Body corporate fees approx. \$2,800 annually (without discount)

**Genesis Estate Amenities:**

- Residents Recreation Club with function room and full-size commercial kitchen
- Resort-style swimming pool
- Fully equipped gym
- BBQ areas and kids' playground
- 24-hour manned security for peace of mind

Located in the heart of Coomera, this property is only moments from schools, shops, Coomera Westfield, public transport and the M1 for easy commuting. Combining lifestyle, security and convenience, this is an opportunity not to be missed.

**Disclaimer:**

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

**MORE DETAILS**

Property ID	27H6F39
Property Type	House
Land Area	327 m2
Including	Ensuite Air Conditioning Toilets (3) Pool Gym Dishwasher Built-in-Robes

**Chris Pascoe 0447 340 201**

Salesperson | cpascoe@ljh-kallangur.com.au

**Paige Killen 0447 734 206**

Salesperson | pkillen@ljh-kallangur.com.au

**LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666**

1427 Anzac Avenue, KALLANGUR QLD 4503

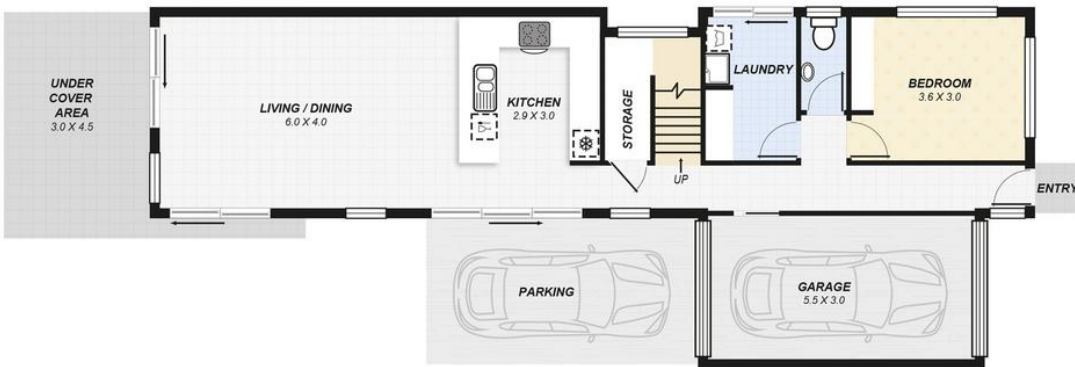
kallangurmurrumbadowns.ljhooker.com.au | LJHooker@LJH-Kallangur.com.au



**UPPER LEVEL**



**GROUND LEVEL**



Area	m <sup>2</sup>
Living	141
Under cover area:	14
Garage:	17
Total area (approx):	172m <sup>2</sup>
Land:	326m <sup>2</sup>

**DISCLAIMER:** This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.