



## Coomera, 26 Emilia Street

26 Emilia Street, Coomera - Must Inspect, 2017 Near New Build, This One Won't Last Long!

Welcome to the Bloom Estate - a home that perfectly blends comfort, style, and practicality, ideal for a growing family ready to make lasting memories! As you step through the front door, you'll immediately feel the warmth of this charming property, designed to make life easy and enjoyable.

Let's start with your own private haven - the master bedroom. This isn't just any bedroom, it's an oasis! A spacious walk-in robe gives you all the room you need for your wardrobe, and the ensuite is your own personal retreat, offering privacy and convenience. Step out onto your private balcony, where you can unwind with a peaceful view, the perfect place to enjoy a morning coffee or catch the evening breeze. With A/C and a ceiling fan for ultimate comfort, this master suite has it all.

The home offers three additional well-sized bedrooms, each with ceiling fans and built-in



**For Sale**  
CONTACT AGENT

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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.

robes, offering plenty of space for kids, guests, or even a home office - the choice is yours!

As you move through the home, the open-plan living area invites you to relax and entertain, with A/C ensuring comfort year-round. The well-appointed kitchen is a chef's dream, boasting plenty of bench space and room for a double-wide fridge, making meal prep and family dinners a breeze. The stainless-steel appliances, including a gas cooktop, add a touch of sophistication, and are perfect for cooking up your favourite meals.

Head outside to the alfresco area, where the fun continues. The low-maintenance backyard is perfect for family BBQs or just kicking back and relaxing. And, with Crim safe screens throughout, you can enjoy peace of mind knowing that your family is secure.

The double lock-up garage with internal access makes unloading groceries after a busy day so much easier. Plus, there's no Body Corporate fees, which adds even more convenience and financial ease.

Now, let's talk location. Tucked away in a peaceful, centrally located street, you're still just minutes away from everything you need. Within a 10-minute drive, you'll find Westfield Coomera, TAFE, public transport, and a host of amenities - perfect for busy family life.

With fantastic tenants currently in place, you can seamlessly transition into homeownership. This is more than just a property - it's the place where your family's next chapter begins.

Take a peek at what this fabulous home has to offer:

- King-size master suite with ensuite, walk-in robe, A/C, your very own private balcony, and ceiling fan.
- Three additional bedrooms boasting ceiling fans and convenient built-in robes.
- Open-plan design fostering seamless and spacious living.
- Well-appointed kitchen with ample bench space and accommodation for a double-wide fridge.
- Fully fenced backyard hosting an inviting entertainment area.
- Enjoy multiple A/C units strategically placed for optimal comfort.
- Double remote garage ensuring secure and convenient parking.
- Enhanced safety with security screens throughout.
- Indulge in relaxation with a separate bathroom featuring a tub.
- No Body Corporate Fees, adding financial ease to your lifestyle.
- Fantastic tenants currently in place, securing a seamless transition.
- Stainless steel appliances and Gas Cook top.

Nestled in the heart of Coomera, this property offers close proximity to schools, vibrant shopping hubs, verdant parks, and efficient public transport options. Revel in the ease of access to Coomera Town Centre, Westfield, Costco, and the M1 motorway, ensuring a smooth daily commute.

Additional Details:

- No Body Corp Fees
- Council Rates: Approximately \$2,400 per annum
- Water Rates: Approximately \$1,045 per annum

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•Rental Appraisal: \$790 - \$800 per week

•Built: 2017

•Land: 438m2

•Internal Floor Area: 195m2

Don't wait - reach out today and schedule a private inspection to see what this incredible home has to offer. Your dream lifestyle is just a call away!

## More About this Property

|               |  |
|---------------|--|
| Property ID   | 433GGTJ  |
| Property Type | House  |
| House Size    | 195 m2   |
| Land Area     | 438 m2   |
| Including     | Ensuite<br>Air Conditioning<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage |

**Nykisha Brown 0435 990 266**

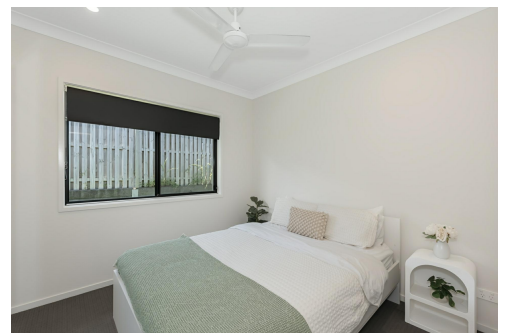
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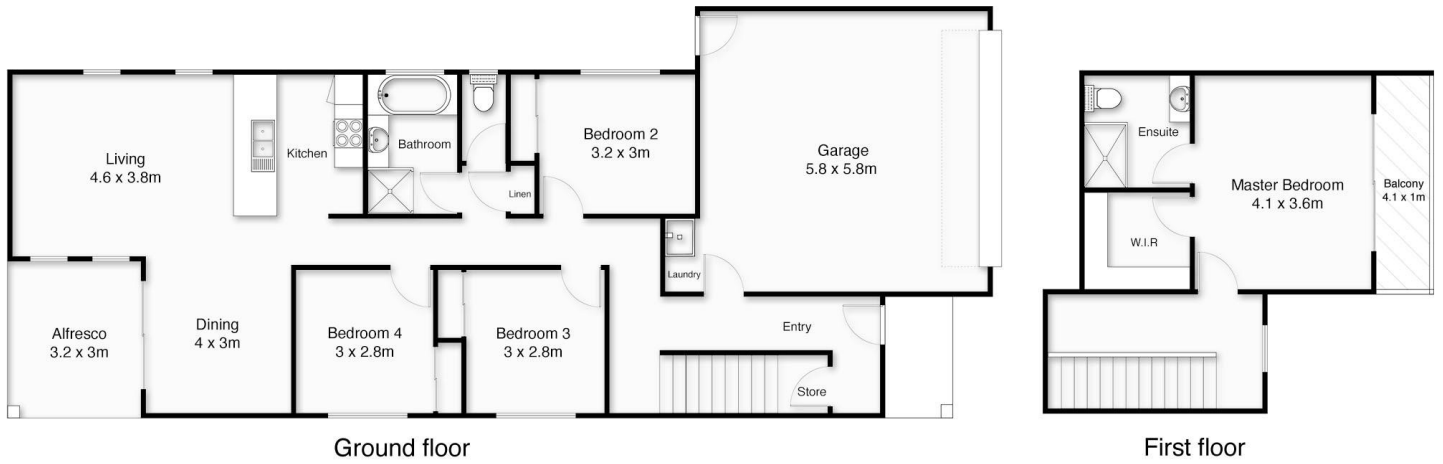
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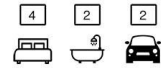


Total approximate floor area: 195m<sup>2</sup>

**LJ Hooker**  
Solutions Gold Coast

26 Emilia Street, Coomera

While 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 misstatement. This plan is for illustrative purposes only and should only be used as such for any prospective purchaser.



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