






40 Cirrus Way, Coomera

4  2  1 

Breathtaking Green Outlook - Spacious Family Haven on 412sqm

Set on a spacious 412sqm parcel in a quiet private street, this beautifully presented residence offers an exceptional lifestyle sanctuary with sweeping lush green views. Facing east and bathed in natural light, the home delivers a relaxed ambience with generous, free-flowing living zones that transition effortlessly to a private alfresco area and low-maintenance yard.

Entered through a central foyer, the home reveals expansive proportions and sophisticated contemporary interiors, wrapped in windows and appointed with high-quality finishes. The thoughtful layout provides multiple living spaces and abundant storage, while stone benchtops feature prominently throughout.

The kitchen will delight any home chef, showcasing premium stainless-steel appliances and sleek stone surfaces. A spacious dining room connects seamlessly to the inviting lounge, which opens directly to the outdoor entertaining area-perfect for year-round enjoyment.

FOR SALE
CONTACT AGENT

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation includes three generous bedrooms, all with built-in wardrobes. The master suite impresses with a stylish ensuite and large walk-in robe. A flexible floorplan, multiple living areas and a tranquil, leafy setting make this home truly unmissable.

Additional features include:

- 4 Large bedrooms
- 2 bathrooms
- Lock-up garage
- Well-appointed kitchen with stainless steel appliances and excellent storage
- Multiple separate living areas
- Master suite with walk-in robe and ensuite
- Ceiling fans throughout
- Covered outdoor alfresco area
- Fully fenced 412m² block
- Space for a future pool
- Air conditioning
- Easement-free block
- Owner Occupied

Perfectly positioned, this home offers convenient access to Brisbane, Surfers Paradise and Coomera's Westfield Town Centre.

Why residents love Coomera:

- Easy access to major amenities including Westfield, Costco, Coles, Woolworths, cafes and a wide variety of dining options
- Located in the sought-after Picnic Creek State School catchment and close to quality private schools
- Abundance of parks, playgrounds and walking paths
- Approximately 6 minutes to the M1 and 7 minutes to Coomera Train Station
- Nearby bus routes connecting to the wider public transport network
- Only 33 minutes to Surfers Paradise and around 40 minutes to Brisbane or Coolangatta

This exceptional home is ready to welcome its new owners, don't miss out!

MORE DETAILS

Property ID	43KVGJTJ
Property Type	House
House Size	142 m2
Land Area	412 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

Nykisha Brown 0435 990 266

Sales Specialist | nbrown@ljhgc.com.au

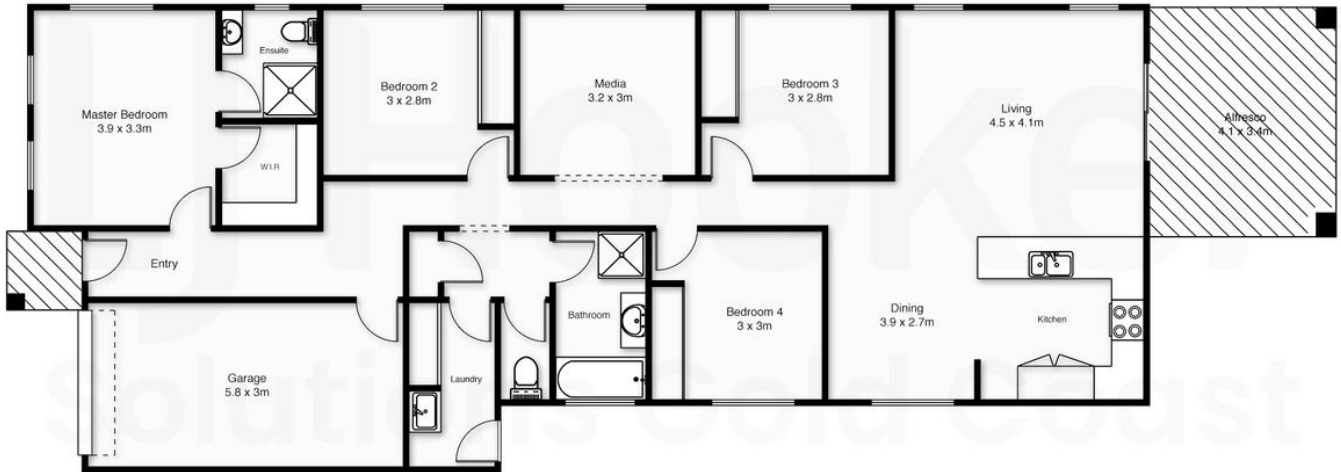
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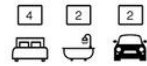
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LJ Hooker
Solutions Gold Coast

40 Cirrus Way, Coomera



While every effort has been made to ensure the accuracy of the floor plan, professional measurements of sites, windows, doors and any other items are appropriate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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