



## Coomera, 44 Cirrus Way

Your property search ends here - 44 Cirrus Way, Coomera is a must-see!

Looking for your first home, an investment opportunity, or the ideal family retreat? This low-maintenance gem offers something for everyone! Located in a quiet street just footsteps away from a beautiful nature reserve, this property provides the perfect blend of comfort, convenience, and potential for growth.

Whether you're a first-time buyer looking for a move-in-ready home, an investor seeking solid rental returns, or a family needing space and proximity to schools and amenities, this property checks all the boxes.

Step inside to discover a spacious, practical layout with a large master suite, featuring a modern ensuite and mirrored built-in robe. The kitchen is designed for functionality, offering sleek stone benchtops, stainless-steel appliances, and plenty of storage, making it perfect for both everyday living and entertaining.

4 2 2

### For Sale

Offers Above \$849,000

### View

[ljhooker.com.au/431GGTJ](http://ljhooker.com.au/431GGTJ)

### Contact

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# LJ Hooker

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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 Coomera**  
(07) 5585 7888

The open-plan living spaces flow effortlessly to the alfresco area, creating the ideal setting for family gatherings or relaxing weekends. Outside, you'll find a fully fenced yard with side access, a sturdy boulder retaining wall, and a drainage system to handle even the heaviest rainfall, ensuring peace of mind for years to come.

Outstanding Features Include:

- Master bedroom with ensuite & mirrored built-in robe
- 3 additional bedrooms with built-in robes
- Stone benchtops in kitchen
- Stainless-steel oven and dishwasher
- Stainless steel ceiling fans throughout
- Split system air-conditioning in main living & bedroom
- Tiled living space for easy maintenance
- Double lock-up garage with rear access
- Sturdy stone retaining wall
- Fully fenced yard
- 413sqm block
- Built in 2015

Located within the Coomera Rivers State School catchment Just a 4-minute walk to Coomera Playschool Early Learning Only 5 minutes to bus stations This property is positioned in the heart of a rapidly growing area, providing easy access to the exciting developments Coomera has to offer. With the recent opening of Costco and the future Coomera Hospital set to open in late 2027, along with the impressive \$600 million Coomera Westfield shopping Centre just 10 minutes away complete with restaurants, a play centre, Event Cinemas, and more, you'll be surrounded by both established amenities and new shopping precincts. Don't miss out on this incredible opportunity to capitalize on a thriving community before prices rise anymore! Enjoy nearby Gainsborough Greens golf course and easy ocean access to Moreton Bay from Jacobs Well, with a boat ramp to the Coomera River just 10 minutes away, perfect for weekend boating and fishing adventures.

Whether you're looking for your first home, a solid rental property, or a family-friendly residence in a sought-after area, this is an opportunity you won't want to miss.

## More About this Property

Property ID	431GGTJ
Property Type	House
House Size	120 m <sup>2</sup>
Land Area	413 m <sup>2</sup>
Including	Ensuite

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Solutions Gold Coast

44 Cirrus Way, Coomera



Whilst 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 by any prospective purchaser.

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