







Coomera, 49 Synergy Drive

Discover Your Next Home at 49 Synergy Drive - Where Comfort Meets Convenience!

4 1 1

For Sale
Offers Over $679,000

View
ljhooker.com.au/42QFGTJ

Contact
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Surrounded by a serene reserve, you'll feel like you're in your own private retreat. Nestled in the prestigious community of Coomera, this property offers the perfect mix of tranquillity and convenience.

Come and check out this immaculate, beautiful four-bedroom house in the wonderful Genesis Estate, Coomera.

Built in 2015, the house boasts a contemporary design with modern features. The open-plan living area is spacious and inviting, perfect for both relaxation and entertaining. The kitchen is a dream, featuring an island bench, stone benchtops, induction hotplates, a dishwasher, and ample cupboard space, making meal prep and storage a breeze.

You'll appreciate the 1.5 bathrooms, and powder room which provide extra convenience

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during busy mornings. The air conditioning and fans throughout the home ensure you stay cool and comfortable year-round. Outside, the low-maintenance backyard allows you more time to relax and enjoy your surroundings without the hassle of constant upkeep.

Parking is no problem with the two tandem car parks, giving you plenty of space for vehicles. Plus, the property's proximity to the Genesis Recreation Club means you're just a 2-minute walk away from fantastic amenities, including a function room with a full-size commercial kitchen, a resort-style pool, a full-size gym, BBQ areas, a kids' playground, and 24-hour manned security.

49 Synergy Drive is not just a beautiful home; it's also conveniently located. A short drive takes you to the Westfield Coomera Shopping Centre and Coomera Train Station, with easy access to the M1 Motorway for smooth commutes. The property is also close to several schools, including Picnic Creek State School, making it ideal for families.

Currently tenanted, this property is perfect for investors seeking immediate rental income, with a current rental price of $650 per week and a rental appraisal of $680 - $700 per week. With body corporate rates at Approx $34 per week, water rates at Approx $350 per quarter, and council rates at Approx $900 bi-yearly, this home offers both luxury and value.
Property Features:
•Bedrooms: 4
•Bathrooms: 1.5
•Parking: 2 tandem car parks
•Year Built: 2015
•Living Space: Large open plan
•Kitchen: Modern with island bench, stone bench tops, induction hotplates, dishwasher, and ample cupboard space
•Climate Control: Air conditioning and fans throughout
•Outdoor Space: Low maintenance 253m2 backyard

Location Benefits:
•Shopping: 5-minute drive to Westfield Shopping Centre, supermarkets, and Coomera Train Station
•Schools: Walking distance to Picnic Creek State School; 3-minute drive to Foxwell Secondary School, Coomera Rivers State School, Saint Josephs Catholic School, and several childcare centres
•Nearby: Coomera East Shopping Centre, Coomera Anglican College, Assisi Catholic College, and theme parks within a 10-minute drive

Financial Details:
•Current Rental Price: $650 per week
•Rental Appraisal: $680 - $700 per week
•Body Corporate Rates: $34 per week
•Water Rates: $350 roughly per quarter
•Council Rates: $900 roughly bi-yearly
•Status: Currently tenanted until November 2024

Don't miss out on this fantastic opportunity! If You are Looking for a property that's the perfect blend of comfort and convenience? Drive right into your future with 49 Synergy Drive, Coomera! This gem in the Genesis Estate is more than just a place to live - it's

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where your lifestyle and investment goals align perfectly. Why just exist when you can live in Synergy? Contact Nykisha Brown today to arrange a private viewing, and let this property be the "drive" behind your next big move!











More About this Property

Property ID	42QFGTJ
Property Type	House
House Size	154 m²
Land Area	253 m²

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Total approximate floor area: 154m²

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LJ Hooker
Solutions Gold Coast

49 Synergy Drive, 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 mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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