

Coomera, 3/11 Seagreen Drive

SOLD BY LUKE PETERS



Nestled within a quiet yet highly convenient pocket of Coomera, this beautifully designed three-bedroom townhouse offers the perfect combination of modern living, practicality, and a serene atmosphere. Ideal for first home buyers eager to step into the property market or investors seeking a smart, low-maintenance addition to their portfolio, boasting long-term capital growth with immediate rental yield opportunities!

Upon entering, you are immediately welcomed by an abundance of natural light, which enhances the open, airy feel of the home and emphasizes the spacious layout. The clever design of this townhouse separates the living and sleeping spaces for maximum privacy and functionality. The staircase divides the lower level living spaces from the two upstairs bedrooms, promoting a distinct separation of day and night living, which is ideal for both family life and entertaining. The ground floor master bedroom provides further separation and convenience. With a practical ensuite and desirable positioning for those seeking access without stairs, a rarity amongst townhouses!

For Sale

Offers Over \$699,000

View

ljhooker.com.au/1U7WF47

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LJ Hooker

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The open plan living and dining area is designed with entertaining in mind. The modern kitchen overlooks the living space, making it easy to engage with guests while preparing meals. Featuring quality finishes, the kitchen includes a double-bowl sink, a gas cooktop, and ample bench space, as well as an abundance of storage in the form of under-counter cabinetry and an oversized pantry. This kitchen is not only ideal for everyday family cooking but also perfect for hosting larger gatherings. The seamless connection between the indoor living areas and the outdoor patio ensures that hosting friends and family can flow effortlessly from indoors to outdoors all year round.

The downstairs powder room is strategically located for convenience and provides easy access for guests. The private, fully fenced courtyard is perfect for relaxing, playing, or simply enjoying the outdoors. It offers a secure and peaceful environment to unwind after a busy day, whether you're enjoying a morning coffee or an evening glass of wine. It's also the ideal space for your pets, providing a safe and enclosed area for them to enjoy!

The considered choice of flooring adds to the home's practicality and style. Tiled floors downstairs provide a low-maintenance surface that is both stylish and durable, while the upstairs is carpeted for comfort and warmth. The entire home is designed to minimize upkeep, ensuring that it remains in excellent condition for years to come. Further ease is provided via the secure garage, accessible from the courtyard with convenience of the electric roller door, all aspects of this home have been thoughtfully designed for easy everyday living.

This townhouse presents an exceptional opportunity for both owner occupiers and investors. Whether you are looking to secure your first home or add a highly rentable property to your portfolio, this home offers immediate appeal and long-term value. With its spacious layout, modern features, and prime location, it's sure to attract interest quickly. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Weekly Rental Appraisal: \$700 p/w - \$750 p/w

Several photos have been digitally staged/decluttered

- 3 Spacious Bedrooms
- 2 Modern Bathrooms
- Downstairs Powder Room
- Single Garage
- Private Courtyard
- Ample Storage Space
- Split System Air Conditioning
- Ceiling Fans Throughout
- Abundance of Natural Light
- Built-in Robes
- Double Bowl Kitchen Sink
- Gas Cooktop
- Dishwasher
- Secure Property
- Bathtub
- Pet Friendly

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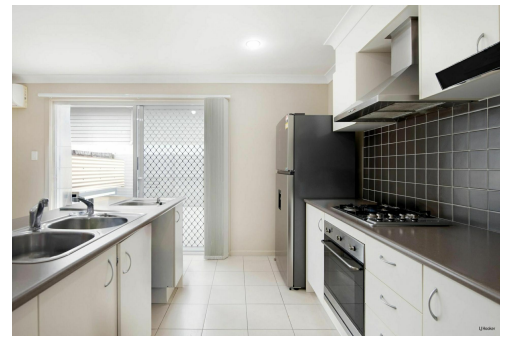
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More About this Property

Property ID	1U7WF47
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

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3/11 Seagreen Dr
Coomera

-  3
-  2
-  1

Internal: 127m²
Covered External: 2m²
Total Floor Area: 129m²



FIRST FLOOR



GROUND FLOOR

felt
IMAGERY

This plan is for illustrative purposes only.
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