



78A River Meadows Drive, Upper Coomera

SUBSTANTIAL TWO STOREY FAMILY RESIDENCE / BACKING TO THE COOMERA RIVER ON A PRIME 801M2 PARCEL

Designed with the modern family in mind, this substantial residence is built to cater to the demands of the growing family by offering multiple distinct living areas that ensure everyone has their own space to relax. Ideally positioned within the tightly held River Meadows enclave, the home backs to the picturesque Coomera River and provides ample amounts of space for anyone wanting to add a pool or shed in the future.

Whether you love to drop in a crab pot or spend your afternoons and weekends fishing with the kids, the connection to the water provides a lifestyle that is hard to match.

A future proof investment on a generous allotment with endless amounts of potential. Buyers must act quickly to avoid disappointment!

This Property Also Includes;

5 2 2

FOR SALE

\$1,288,000

VIEW

Sat 17th Oct @ 1:30PM - 2:00PM

AGENTS

Michael Folkard
0402 656 246
michael@ljhgcc.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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.

LJ Hooker

Five generous bedrooms in total all with fans and air conditioning installed including the impressive master bedroom which features a walk-in robe, ensuite and direct access to the private viewing deck which offers a phenomenal outlook to the Coomera River

Sizeable 801m2 flat useable block backing to the picturesque Coomera River

Auto double lock up garage with internal access provided to the home. Additional parking space in front of the garage for other vehicles if required

Huge under stair storage room accessed directly from the garage, this space could easily be used as a workshop for the handy people

Spacious kitchen featuring a large island bench, dishwasher, SS oven, electric cooktop and loads of storage space

Upstairs living / rumpus room, a great addition for busy families with children wanting a dedicated space for their toys and activities

Stunning main bathroom with bathtub, shower and separate toilet provided

Separate laundry and downstairs powder room for added convenience

Large bi fold doors help to seamlessly blend the indoor and outdoor living spaces of the home

LED lighting and solar power system installed to help reduce the electricity bills

Split system air conditioning installed throughout the entire home, including every bedroom to help keep your family comfortable year round

Positioned within the tightly held River Meadows enclave this superior location offers buyers easy access to some of the Gold Coast's leading education facilities including Saint Stephens College, Assisi Catholic College and Coomera Anglican College.

Access to some of the world famous Gold Coast Theme Parks including Dream World, Movie World, Wet and Wild Gold Coast and White Water World is provided within minutes.

For those buyers needing to commute for work the M1 and Coomera Station are also easily accessible. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited ABN 13631272903 ACN 631272903 Licence No. 4283359 Expiry 06.02.2028 Licence No. 4283359 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website. Louise Folkard and Brianna Wellauer are employees of Michael Folkard Property Pty Ltd

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MORE DETAILS

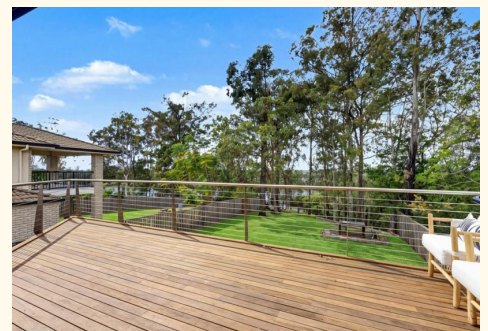
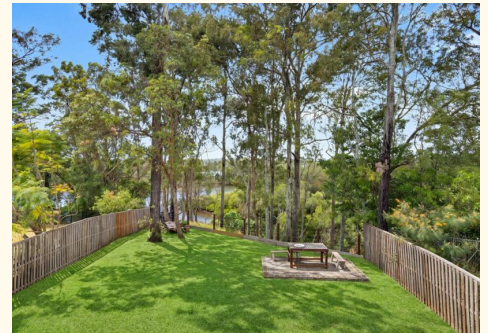
Property ID	5JB0F41
Property Type	House
Land Area	801 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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78A RIVER MEADOWS DRIVE, UPPER COOMERA

 5  2  2

Internal: 248m² | External: 77m² | Total: 325m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

