

Offers over \$1,190,000 considered

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14/1 Manacor Place COOMBABAH QLD



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Luxurious Waterfront Residence in Boutique Gated Estate

Situated in the Laguna Residences, an exclusive gated complex, this stunning 4-bedroom waterfront residence perfectly blends modern luxury with coastal charm.

The ground level boasts polished natural timber floorboards, extending seamlessly to sundrenched decks, ideal for relaxation and enjoying the sunrise and sunset and wildlife like swans and ducks.

The open-plan and practical floor plan maximise livability with high ceilings, plenty of natural light, contemporary fixtures and ample storage space throughout.

The well-designed kitchen is a chef's dream featuring a Smeg oven, gas cooktop, ample cabinetry, and a versatile stone breakfast bar, perfect for culinary enthusiasts and gatherings.

Upstairs you will find three generously sized bedrooms all with air conditioning and BIR and a modern and stylish bathroom. The master suite is a lavish and peaceful retreat with an ensuite, spa, spacious WIR and spectacular lagoon views.

Recreational facilities within the boutique gated community include a resort style in-ground sparkling swimming pool, spa and BBQ.

- Built 2005
- 310m² block of luxurious waterfront living space
- Separate laundry
- Split air conditioning systems throughout
- Generously sized outdoor entertaining decks on both levels
- Remote control double lock up garage with internal access
- Additional parking for two vehicles in driveway plus off-street parking
- Vacant - ready to move in now
- Last rent: \$790 pw
- Rental appraisal: approx. \$960-\$1,000 pw
- Villas in the complex: 51

The Laguna Residences has its own private lake for fishing and non-motorized water sports. Coombabah Lakelands Nature Reserve is just a short stroll through the residents only pathway for you to enjoy wildlife such as kangaroos and koalas. The Gold Coast University Hospital and health precinct are conveniently nearby. Runaway Lagoons is located less than 3km from the Broadwater, marinas, boat ramps and 10km from exclusive Main Beach. Close to Runaway Bay Shopping Village, golf courses and Harbour Town with Helensvale Station and the M1 within easy reach.

The price guide for this property is offers over \$1,260,000 considered. Don't miss out on this fantastic opportunity to make this house your dream home or investment property. Contact Agnes today to arrange a private inspection.

Disclaimer:

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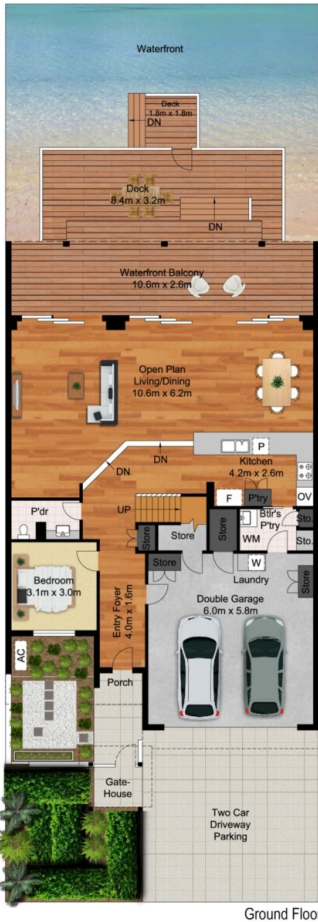
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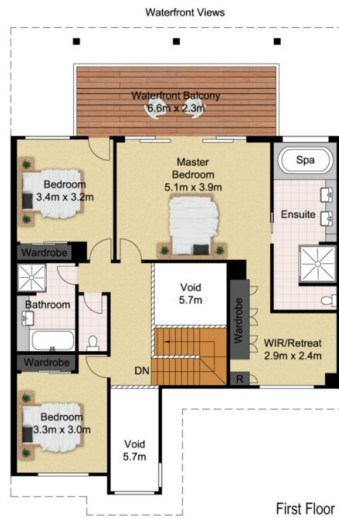


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Ground Floor

14/1 Manacor Place, Coombabah, QLD



First Floor

Approximate Floor Area
 Ground Floor 170 sq.m
 First Floor 108 sq.m
 Total 278 sq.m

Total Land Size 310 sq.m



Floor Plan
 aspierephotographyandstyling.com

Disclaimer: This floor plan has been prepared for marketing purposes and is intended for illustrative purposes only. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, and no responsibility is taken for the accuracy or completeness of the contents.