



M-MOTION

'Real Estate's New Generation'



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'ENTERTAINERS DREAM'



4  2  4+   459m²

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35 Leonardo Circuit, Coombabah

Property Overview

'ENTERTAINERS DREAM'

Welcome to the entertainers dream! A home where luxury living meets low maintenance, and practicality meets style.

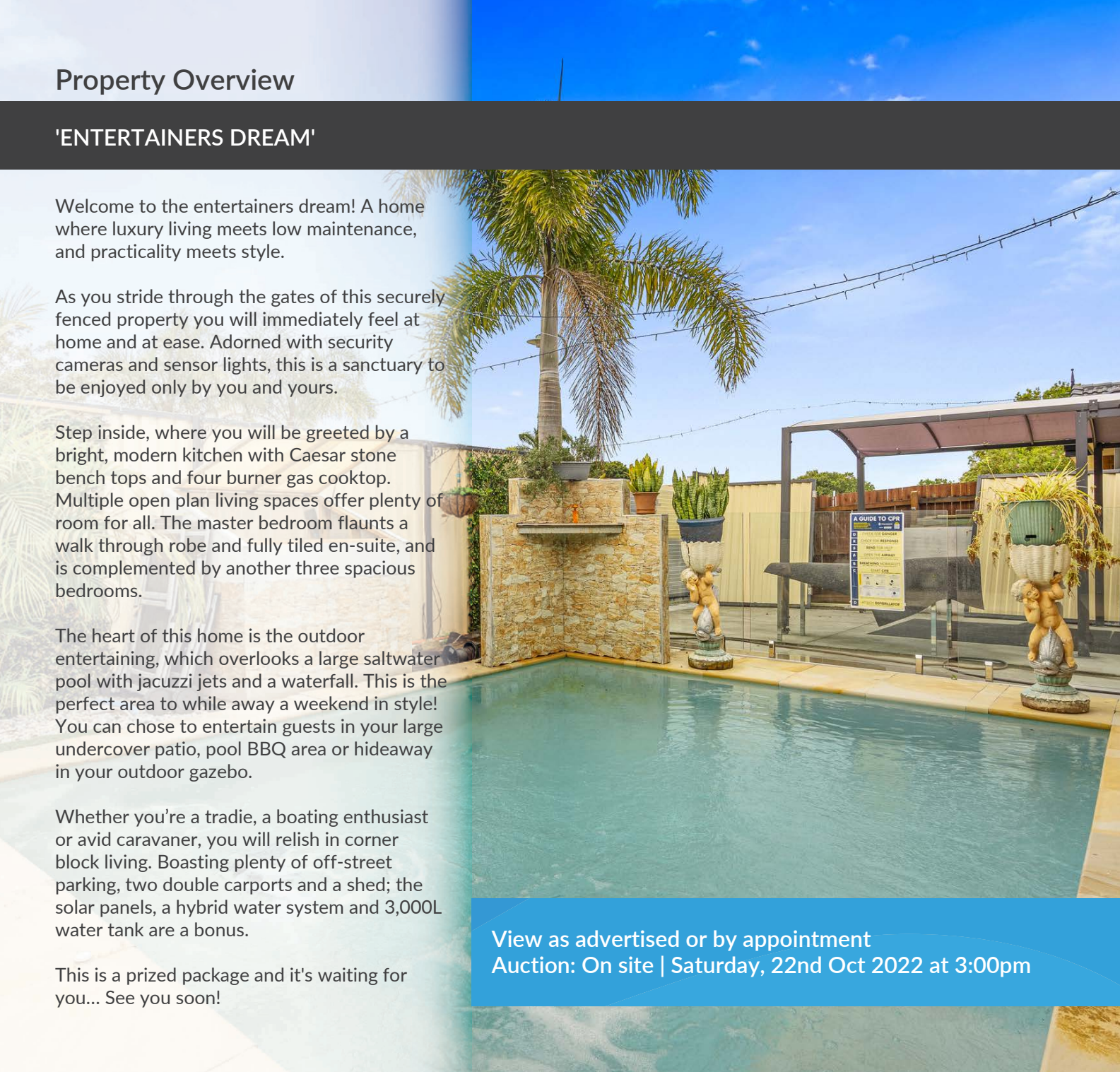
As you stride through the gates of this securely fenced property you will immediately feel at home and at ease. Adorned with security cameras and sensor lights, this is a sanctuary to be enjoyed only by you and yours.

Step inside, where you will be greeted by a bright, modern kitchen with Caesar stone bench tops and four burner gas cooktop. Multiple open plan living spaces offer plenty of room for all. The master bedroom flaunts a walk through robe and fully tiled en-suite, and is complemented by another three spacious bedrooms.

The heart of this home is the outdoor entertaining, which overlooks a large saltwater pool with jacuzzi jets and a waterfall. This is the perfect area to while away a weekend in style! You can chose to entertain guests in your large undercover patio, pool BBQ area or hideaway in your outdoor gazebo.

Whether you're a tradie, a boating enthusiast or avid caravaner, you will relish in corner block living. Boasting plenty of off-street parking, two double carports and a shed; the solar panels, a hybrid water system and 3,000L water tank are a bonus.

This is a prized package and it's waiting for you... See you soon!



View as advertised or by appointment
Auction: On site | Saturday, 22nd Oct 2022 at 3:00pm



"Flavour, Fun & Flair"



"Togetherness"



"Movie Nights"



"Peaceful Perfection"



"Living the Dream"

"Prime Location"



M-MO
real estate's n

Broadwater

Harbour Town

Coomb



Property Specifications

- Positioned on a Spacious 459m² Corner Block
- Near Perfect North Perspective
- Approximately 40m of Street Frontage
- Fully Fenced Property
- Security Cameras & Sensor Lights
- Two Separate Double Carports
- Private Front Courtyard
- Ducted Air-Conditioning & Ceiling Fans Throughout
- Block Out Blinds Throughout
- Open Plan Living
- Four Bedrooms (Three with Built-In Robes)
- Two Bathrooms
- Master Bedroom Flaunts Walk-Through Robe & En-Suite
- Multiple Living Areas
- Modern Kitchen with Caesar Stone Bench Tops, Four Burner Gas Cooktop, Oversized Sink & Downlights
- Several Outdoor Entertaining Areas
- Spacious, Tiled Undercover Patio
- Outdoor Gazebo, Opens Onto Garden & Overlooks Pool
- Fully Fenced, Sparkling Saltwater Pool with Jacuzzi Jets & Waterfall
- Solar Panels, Hybrid Water System & 3,000L Water Tank
- Separate Shed for Storage & Electric Side Gate



Seller's Insights

"You will enjoy the privacy this home offers and feel very safe with the added security; this will be your own family haven."

"If you love entertaining, you will love this home! It flows really well and having different areas allows for big parties or smaller family gatherings."

"The corner block is great! Having two driveways, with parking for several vehicles makes life very easy, it's a real advantage for tradespeople or larger families."

Market Analysis

88 Sidney Nolan Drive, Coombabah

Price: \$720,000
Traded: 30 Nov 2021
Size: 390m²
4 bed, 2 bath, 2 car



23 Yulia Street, Coombabah

Price: \$835,000
Traded: 30 Mar 2022
Size: 403m²
4 bed, 2 bath, 2 car



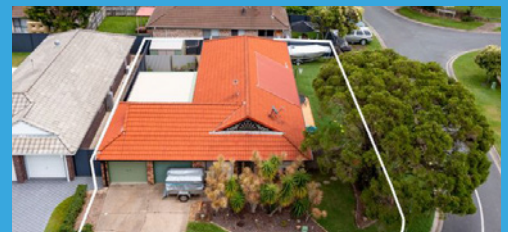
30 Myola Court, Coombabah

Price: \$875,000
Traded: 28 Apr 2022
Size: 427m²
3 bed, 2 bath, 4 car



90 Sidney Nolan Drive, Coombabah

Price: \$750,000
Traded: 10 Apr 2022
Size: 472m²
3 bed, 2 bath, 2 car



33 Georgia Street, Coombabah

Price: \$815,000
Traded: 26 Mar 2022
Size: 409m²
3 bed, 2 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



Lauren Mahon
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35 Leonardo Cct



Internal: 136 m² | External: 89 m² | Approx Total: 225 m²

Plans shown are only indicative of layout. Dimensions are approximate.

"Safe & Secure"

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Suburb Profile

Bordered by Paradise Point, Hope Island and Runaway Bay, Coombabah is a growing suburb nestled in the Northern Gold Coast.

Translating to 'Home of the Turtles', Coombabah is recognised for its tidal wetlands, known as the 'Coombabah Lakes Conservation Area'. Enhanced by several parks, the beautiful surrounding nature and wildlife are treasured by Coombabah's residents. Boasting the Coombabah Creek and minutes to the Broadwater, this location is popular among young families and retirees alike.

If the picturesque scenery and countless amenities on offer aren't enough to keep you or your young ones entertained, there is always the option to join the Flying Club at Southport Airport in Coombabah!

For some more relaxed entertainment, the Lakeside Country Club is popular among avid golfers. Meanwhile those who choose to indulge in retail therapy are spoilt for choice; with Paradise Point Village Shops, Runaway Bay Shopping Village and Harbour Town all just a stone's throw away.

This prime location is home to a state primary and high school, which were founded in 1981 and 1986 respectively. Meanwhile, several acclaimed private schools, such as A.B. Paterson College, are just minutes away.

Coombabah offers an enviable lifestyle. As this sentiment becomes more widely recognised the population continues to flourish. To buy a home here would signify a genuine investment into your family's future.





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