

Under Contract



## 2/261 Coomburra Crescent, Ocean Shores



### Low-Maintenance, Easy Living on the Park

This immaculate three-bedroom home on the edge of Waterlily Park offers all the benefits of living on land without the maintenance.

Bathed in natural light, this modern two-storey home offers a bright and airy atmosphere. The open plan living and dining areas flow seamlessly onto a spacious undercover deck that overlooks the adjoining park and lake and provides a great entertaining area. The modern kitchen is equipped with ample storage, a big bench and sleek finishes, ideal for both everyday living and hosting guests.

On the lower level, the very generous master suite enjoys peaceful views of the park, with a walk-through robe leading to a spacious, well-appointed bathroom. Upstairs, a wide, gallery-style landing overlooks the living area, adding to the sense of openness, while two big, bright bedrooms and a family bathroom offer excellent storage and a peaceful space.

Well positioned for easy living, this home offers convenient access to the beach, shops, and the Country Club with its championship golf course, all just minutes away. Brunswick Heads is only a five-minute drive, while Byron Bay is a quick 20-minute trip, and Gold Coast Airport is 35 minutes away.

#### Main Features:

- Immaculate, 3-bedroom, 2 bathroom, modern 2-storey home, built in 2006
- Adjoins Waterlily Park - expansive parkland with children's play space inspired by nature, exercise equipment & lake

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**Price** \$995,000 to \$1,090,000

**Property Type** Residential

**Property ID** 1378

**Land Area** 435 m2

**Floor Area** 134 m2

#### Agent Details

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**BYRON SHIRE**

- Open plan living & dining flow to decked entertaining area with views over the adjoining park & lake
- Living areas bathed in light from double height gallery windows
- Modern kitchen - plenty of storage
- Downstairs - luxurious master - overlooks park & lake with walk through robe leading to spacious bathroom
- Second level - gallery style landing area overlooking void & living space
- 2 bedrooms & family bathrooms are bright with great storage
- Double garage with internal access
- In Ocean Shores - minutes to beach, shops and Country Club with championship golf course
- 5 minutes to Brunswick Heads, 20 mins to Byron and 35 mins to Gold Coast Airport
- Was not flood effected in 2022 weather event

Contact Gary or Todd today to explore this home, showcasing modern, easy living in a prime location.

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