



## 40 Balonne Court Upper Coomera QLD

4 2 2

Introducing 40 Balonne Court, Upper Coomera - a residence of unparalleled luxury where sophistication meets modernity. Crafted by Palladio Homes, this architectural marvel spans a generous 277m<sup>2</sup>, offering an indulgent living experience.

The home itself offers four lavishly appointed bedrooms, a dedicated study, and three opulent living areas, meticulously designed to cater to your every desire. Included in the three is a fully functional theatre room.

Added extras include:

- Remote controlled lighting
- 'MyAir' Advantage air conditioning system with multiple temperature controlled zones and temp sensors in each zone.
- 6.6kw solar system with state of the art Fronius inverter

**Price** : CONTACT AGENT  
**Land Size** : 620 sqm  
**View** : <https://www.ypa.com.au/8002986>



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Internal Residence Area: 220m<sup>2</sup> | External Area: 56m<sup>2</sup> | Total Area: 276m<sup>2</sup>

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All measurements are approximate and for illustrative purposes only. This floorplan is to be considered a general guide only. Interested parties should rely on their own enquiries. Floorplan provided by [www.AshChynowethPhotography.com](http://www.AshChynowethPhotography.com)