

101/2 Catalina Way, Upper Coomera, Qld 4209

SOLD STREET

Sold House

Friday, 18 August 2023

101/2 Catalina Way, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Deborah Andree
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\$625,000

LARGER THAN MOST FREE-STANDING HOMES! The owners have priced this "stand out" immaculate home to sell now! Situated across from the picturesque resort style pool, you will find this very spacious 187sqm 3 bedroom townhouse with three living areas, a double lock up garage PLUS extra parking in front with loads of visitors parking bay. With exceptional tenants in place with a lease until 2 November with the possibility of an earlier vacate, this property is ideal for those looking for a large modern home to move into soon or the investor seeking to reap high returns of today's rental market in an enviable location. This sensational home is situated within Stage 2 of the gated "Catalina Park" Resort Style Estate, yet only 2-5mins to the M1 and a variety of shopping centres, restaurants and cafes, medical centres and a multitude of both private and public schools. The beautiful Regatta Lake 4km circuit is only just a 5-10 mins walk away. One would think you are walking into a near new home as a result of the modern light grey vinyl throughout on the lower level (except tiled powder room and foyer) and two totally separate living areas with a fixed dividing wall, providing a real sense of quiet and privacy between two entertainment areas. Upon entry you will be astounded by the size of this home, with two large air-conditioned living areas and a third separate room at the rear which can be also used as formal dining or sectioned off as a games room. The modern central kitchen is equipped with quality oven and dishwasher with loads of storage and stone benches. Sliding doors lead out to the spacious grassed yard, putting this property once again ahead of others. A downstairs powder room services your family and guests plus heaps of further storage with under stairs cupboard. Upstairs you will be pleasantly surprised with the spacious 3 bedrooms with fans and Ducted Heat Extractor. The Master Bedroom with walk in robe and modern Ensuite is also equipped with a split air-conditioner. Showcasing: * Currently rented with fixed lease until 2.11.23 with HUGE possibility of tenants vacating earlier* Offering pool views within Stage 2 of Catalina Park Estate* Pet friendly (subject to BC approval)* 2 level townhouse with large grassed yard* Ground level with near new modern vinyl flooring throughout (except powder room and foyer)* Freshly painted outside in white and grey modern tones* Downstairs 3 open plan living areas (or 2 with formal large dining)* Modern kitchen with stone benches and Dishwasher * Under stairs storage, 2 Split Air-conditioners (downstairs living and Master)* Large Family modern bathroom* 3 spacious large bedrooms (master with ensuite), large walk in robes, fans, blinds* Double lock up garage with extra spaces in front* Reasonable Body Corporate fees include exterior recent painting fee, building insurance, gated section, use of pool and bbq areas etc. * Inground pool with outdoor spa, undercover BBQ areas and outdoor table and chairs* Walking distance to shops and schools, only 2mins to M1* Approx. 5-10 mins walk to Regatta Lake 4km circuit track* Approx 5mins to upcoming Coomera Town Centre, Coomera Train Station* Approx 20mins to golden beaches and approx 40mins to Brisbane CBD Call Deborah today on 0421 331 771 to view this spectacular property or see you at the scheduled open home.