

16 Rivercherry Way, Upper Coomera, Qld 4209

House For Sale

Thursday, 4 April 2024



16 Rivercherry Way, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 632 m2

Type: House



Brad Wilson
0408601997



Tishauna Haynes
0408601997

Auction

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Radiating the perfect blend of comfort, convenience, and tranquillity. Situated in the enviable Reserve Rise Estate, this north-facing residence will entice friendly families or savvy investors alike with the abundance of attractive features on offer and versatile floorplan. Step into your generously sized kitchen, equipped with ample bench space, plenty of cupboard and storage space, and modern, quality appliances. The open-plan living area, complete with neutral tiling, an abundance of natural light and a split-system air conditioner, creates an inviting space for relaxation or social gatherings. Effortlessly host guests in style with the indoor seamlessly blending with the out. Appreciate a private decked alfresco area with serene garden view - perfect for outdoor dining or simply unwinding in the fresh air. Enjoy meals as a family, together in the separate indoor dining room space, which also provides flawless access to the outdoors, with a sliding door leading to another concrete patio space. As the day draws to an end, retreat to the sizeable bedrooms, offering the comfort of carpets, ceiling fans, built-in wardrobes, and an ensuite bathroom in the master suite for added convenience and ultimate privacy. Indulge in relaxation in the main bathroom, complete with a soothing bath tub, and separate shower. Don't miss the opportunity to experience the unparalleled lifestyle that Reserve Rise has to offer. With its family-friendly environment, exceptional amenities, and convenient location, this is more than just a place to live - it's a place to call home. Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Brad or Tishauna to book your inspection time. Features include:

- Generously sized kitchen with ample bench and storage space, an electric cooktop, oven, dishwasher, double sink and stainless steel finishes
- Open plan living area offering off-white tiling, a split-system air conditioner, ceiling fan, sliding doors leading to the alfresco area and vertical blinds
- Separate dining room space with tiling, a ceiling fan and sliding door leading to the concrete space beside the house
- Sizeable master bedroom with carpet, ceiling fan, vertical blinds, built in wardrobe and ensuite bathroom
- 3 additional bedrooms with carpet, ceiling fans, vertical blinds and built in wardrobes
- Main bathroom featuring a timber vanity, ceramic basin, bath tub and separate shower
- Covered outdoor decked living area
- Covered concrete alfresco area down the side of the property
- Low maintenance, fully-fenced yard
- Double lock-up garage
- Split system air conditioning in master bedroom and living room
- North-facing
- Electric hot water
- Water tank
- NBN (FTTN)
- Council Rates approximately \$1,200 bi-annually
- Water Rates approximately \$250 per quarter, plus usage
- Tenanted to 17/07/2024
- Rental Appraisal \$800-\$850 per week
- Built 2007, rendered masonry & concrete tile roof

Why do so many families love living in Reserve Rise? Beyond the comfort of your home, Reserve Rise offers a wealth of amenities to enhance your lifestyle. From the high-performing Highland Reserve State School within the catchment zone to the beautiful lakeside with a boardwalk, BBQ facilities, and children's playgrounds, there's something for every member of the family to enjoy. Conveniently located just a short drive from Coomera Westfield Shopping Centre, Costco Coomera, and the M1, Reserve Rise offers the perfect balance of tranquillity and accessibility. In the catchment zone for the high performing Highland Reserve State School- Beautiful lakeside with boardwalk- BBQ facilities close by- Dog off leash area- Children's playgrounds and 190 hectares of parkland- 10-minute drive to Coomera Westfield Shopping Centre and the Costco Coomera- 8-minute drive to the M1

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.