

**17 Old Kent Road, Upper Coomera, Qld 4209**



**House For Sale**

Thursday, 15 February 2024

17 Old Kent Road, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 675 m2**

**Type: House**



Brad Wilson  
0755381555



Matt Maynard  
0477006577

## Auction

INSPECTIONS AVAILABLE, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Welcome to 17 Old Kent Road, Upper Coomera! This stunning four-bedroom, two-bathroom residence offers an ideal setting for family life. With a spacious land area of 675 square meters, there's ample room for everyone to enjoy in an unbeatable location. Built in 2004, this impeccably cared for residence showcases a remarkable range of features crafted to impress. Upon entering, you'll find air conditioning, built-in wardrobes, and an internal laundry for enhanced convenience. The remote-controlled garage offers both security and reassurance. Whether unwinding in the generous living room, dining in the dining area, or preparing meals in the spacious kitchen with soft-close cabinetry and butlers pantry, you'll admire the functional and welcoming design of this home. Additionally, there's an open-plan living area alongside a separate media/lounge room, offering flexible spaces for entertainment and leisure. Outside, the property enchants with its courtyards, deck, and fully fenced garden. The centerpiece of the outdoor area is the large inground pool, complete with a heater/chiller unit which allows you to adjust the water temperature to your liking for year round use. You'll also find a fire pit area and a veggie garden, perfect for outdoor gatherings and cultivating your own produce. Additionally, the residence is equipped with solar panels, showcasing its commitment to eco-friendliness and energy efficiency. Surrounded by nature and featuring a meticulously landscaped yard, this property exudes a tranquil and serene ambiance. The warmth and hospitality of the neighborhood make it an idyllic setting to raise a family. This stunning home will be SOLD at our online auction on the 5th March via our online/phone bidding platform! Our auction process provides complete transparency and is an easy way for you to sure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Brad to book your inspection time.

**Property Features:**

- Master Bedroom with walk in robe and private ensuite
- Remaining 3 bedrooms with built in robes and ceiling fans
- Modern main bathroom
- Spacious kitchen with soft close cabinetry
- Separate media/lounge room
- Large inground salt water pool
- Heater/chiller Unit for the pool to adjust the temperature
- Fire pit area
- Veggie garden
- Land size 675sqm
- Council rates biannually Approx. \$950
- Water rates quarterly Approx. \$260 plus usage
- Owner Occupied
- NBN ready (FTTP)
- Single lockup garage
- Split system air con with 5 units- 1x in each bedroom, 1x in main living room
- Electric induction cooktop
- Electric hot water
- 5kw Solar with 20 panels
- Security cameras
- Water tank
- Built in 2004

Why do so many families love living in Upper Coomera? - Lots of local parks, playgrounds and walking tracks. - Family friendly community. - An array of education options available: many public, private, and early learning schools to choose from. - 25-minute drive to Surfers Paradise. - Close to highway access and Coomera train station. - Just minutes from shopping centre, cafes, fast food, and restaurants. - Sporting facilities.

**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.