

**18/18 Tian Crescent, Upper Coomera, Qld 4209**



**Sold House**

Thursday, 4 January 2024

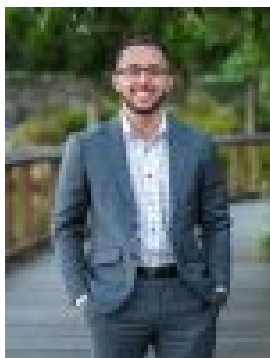
18/18 Tian Crescent, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brad Wilson  
0755381555

**\$700,000**

INSPECTIONS AVAILABLE, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Welcome to the enchanting 18/18 Tian Crescent in Upper Coomera! This exceptional 4-bedroom, 2-bathroom residence is a haven for families, providing an abundance of space for everyone to enjoy. As you step inside, a meticulously designed interior unfolds, showcasing modern architecture and tasteful finishes. The open floor plan seamlessly connects the living room, dining area, and kitchen, creating an inviting space for hosting guests or fostering quality family moments. The kitchen is a culinary masterpiece, equipped with high-end appliances and ample storage. The living room exudes spaciousness and warmth. The generously sized bedrooms, bathed in natural light, emanate a cosy and inviting ambiance. The master bedroom is a private sanctuary with its ensuite bathroom, offering a secluded space for relaxation. Additional bedrooms share a well-appointed bathroom, ensuring convenience for the entire family. Step outside to a backyard oasis, perfect for outdoor activities and gatherings. A lush lawn and charming flower arrangements create a serene and welcoming atmosphere. The secure double garage offers parking for two vehicles, providing both convenience and peace of mind. Additional luxuries include stone benchtops, stone vanities, floor-to-ceiling tiles in all bathrooms, soft-close cabinetry, and 100% New Zealand wool carpets. This double-storey modern marvel is equipped with ceiling fans in all rooms, offering an exemplary blend of style and comfort. Situated in a sought-after neighbourhood, 18/18 Tian Crescent provides easy access to local amenities, schools, and parks. Whether you're seeking a peaceful retreat or a family-friendly haven, this property stands as the perfect choice. This property will be SOLD at our online auction event Wednesday 24th January via our online/phone bidding platform! 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 today to book your inspection time. Property Features: • House Size: 177m<sup>2</sup> • Backyard size: 99sqm • Double lockup garage • Split system air conditioning in every bedroom and living room • Year Built: 2022 • Master bedroom with private ensuite and built-in robe • Remaining 3 bedrooms complete with built-in robes and ceiling fans • 2 bathrooms, and a powder room • Stone benchtops • All vanities are stone • Floor to ceiling tiles in all bathrooms • Soft close cabinetry • Carpets made of 100% New Zealand wool • Double storey • Modern design • Solar - 6.6kW (32 panels) • Body Corporate fee = Approx. \$27 per week • Owner occupied • Council rates = Approx. \$708 biannually Rental Appraisal Approx \$725-\$775 per week. Why do 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.