

2 Grammar Street, Upper Coomera, Qld 4209



House For Sale

Thursday, 7 March 2024

2 Grammar Street, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 803 m2

Type: House



Brad Wilson
0755381555



Shane Perry
0403535153

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! Unparalleled 803sqm Property with Side Access, Enormous Yard & Endless Potential Nestled on a generous 803sqm parcel this charming home provides an ideal opportunity for anyone seeking a move-in ready opportunity with scope to add value in the future. Families will love the practical single level layout, privacy and large child-friendly block, while investors will appreciate its potential for growth. Located only 1km from Upper Coomera State College, 650m to Stephen's College and just 500 metres to the Upper Coomera Shopping Village. 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 Shane to book your inspection time. Property features:

- Fully equipped kitchen offering laminate bench tops, an electric cooktop, oven, dishwasher, double sink and stainless steel finishes
- Open plan living complemented by a separate carpet lounge and tiled dining space, sliding doors out to the patio, split-system aircon, ceiling fans and ample natural lighting
- Master bedroom featuring a large built in wardrobe, split system air-con, ceiling fan, carpet, vertical blinds, sliding door out to the patio and private ensuite
- Remaining 2 bedrooms with grey carpet, built in wardrobes, ceiling fans and vertical blinds
- Additional media style room, or fourth bedroom, with grey carpet, ceiling fan and vertical blinds
- Main bathroom fitted with a laminate vanity, separate bathtub and enclosed shower with stainless steel detachable shower head
- Separate, internal laundry
- Outdoor covered patio area
- Huge fully-fenced yard, offering the opportunity to extend, install a granny flat, space for a pool, etc.
- Double lock up garage with internal and external access
- 2x Split system units- 1x main living, 1x main bedroom
- NBN ready (FTTN)
- Standard 2.4m ceilings
- Electric hot water
- Brick home with concrete tiled roof
- Council rates biannually Approx. \$1,200
- Water rates quarterly Approx. \$260, plus usage
- Rental Appraisal \$800-\$850 per week
- Land size 803m²
- 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.