

20 Balonne Court, Upper Coomera, Qld 4209

House For Sale

Friday, 17 May 2024



20 Balonne Court, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 622 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 contemporary living seamlessly fused with a functional family home and spacious floor plan. Appreciate three living spaces, four sizeable bedrooms, two bathrooms and an exclusive alfresco area offering outdoor entertaining. Capturing heightened ceilings, elegant black finishes and a fusion of modern textures, discover a tranquil ambience and unique sense of style primely situated amongst the bushland panorama of Upper Coomera. Designed for effortless entertaining and relaxation, the open-plan living and dining area exudes both warmth and sophistication with quality finishes from dark-grained floating timber floors to LED downlights. Discover a seamless transition out to the patio with a large sliding door, promoting optimal airflow and natural light. A separate, more intimate, lounge room and a cosier rumpus room provide additional versatile spaces for family gatherings or quiet retreats. The modern kitchen is a culinary enthusiast's dream, featuring a stone waterfall island bench, complemented by chic white subway splashback tiling and statement black pendant lighting. Appreciate top-of-the-line appliances with gas cooking, as well as the convenience of a walk-in pantry and dishwasher. Retire to the master suite, where comfort meets luxury. Complete with plush carpets, a split-system air-conditioning unit, ceiling fan, walk-in wardrobe, and a sleek ensuite bathroom, this sanctuary offers a perfect respite from the everyday hustle and bustle. Three additional bedrooms, each appointed with built-in wardrobes and ceiling fans and accompanied by their own graceful bathroom, also ensure ample space and a sense of luxury for the entire family. 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:

- Modern kitchen capturing stone waterfall island bench, white subway splashback tiling, black pendant lighting, black hardware, bottled gas cooktop, oven, black sink, dishwasher and walk in pantry
- Open plan living and dining space featuring floating timber floors, LED downlights, white roller blinds and sliding door access to the patio
- Separate lounge room complemented by plush carpets, white rollers blinds and a ceiling fan
- Rumpus room offering timber floating floors, a ceiling fan, white roller blinds and an abundance of natural light
- Master bedroom fitted with plush carpets, a split-system air-conditioning unit, ceiling fan, white block-out roller blind, walk in wardrobe and ensuite bathroom
- 3 additional bedrooms with plush carpets, built in wardrobes, ceiling fans and white roller blinds
- Main bathroom with a bathtub, large enclosed shower, white vanity, black finishes and separate toilet
- Internal laundry room with linen cupboard and external access
- Outdoor alfresco area
- Fully-fenced yard
- Split system air-conditioning in the master bedroom, bedroom 2 and the lounge room
- 2.59m ceilings
- Double car garage, with a wider driveway which can fit two cars side-by-side
- North facing
- 6.5kW solar system (15 panels)
- Bottled gas hot water
- Termite barrier
- NBN (FTTP)
- Tenanted to 21/09/2024 at \$820 per week
- Council rates approximately \$1,260 bi-annually
- Water rates approximately \$231 per quarter, plus usage
- Rental Appraisal \$820-\$850 per week
- Built 2020, Discovery Builders
- Colourbond roof, brick veneer
- 622m² block with no easements

Upper Coomera, a family friendly community on the Northern end of the Gold Coast, both conveniently and comfortably situated. Envy being encompassed by nature, bushland and several walking tracks, whilst being in the very near vicinity of an abundance of shops, grocery stores, hardware stores, automotive services, gyms and fitness centres and beauty facilities. Venture across the highway to Coomera Westfield, or seamlessly access the highway to visit Gold Coast's stunning beaches in under 25 minutes or the vibrance of Brisbane City in 30 minutes. Enjoy the escape from the hustle and bustle of busy family life in Upper Coomera, despite being within the advantageous surrounds of endless facilities. Discover an array of education options, from public schools, private school and even early learning/daycare centres. Indulge yourself amongst a variety of fast and quality food options, from coffee shops to various cuisines and even health foods or sweet treats. You'll also be within a 10 minute drive to the infamous amusement parks of the Gold Coast, such as Movie World, Wet'n'Wild, Top Golf and Dreamworld. 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.