

**20 Whimbrel Avenue, Upper Coomera, Qld 4209**



**Sold House**

Thursday, 25 April 2024

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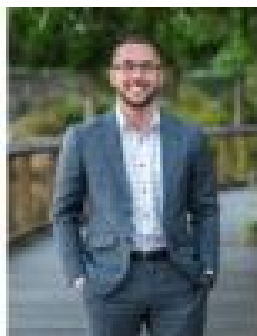
**Bedrooms: 4**

**Bathrooms: 2**

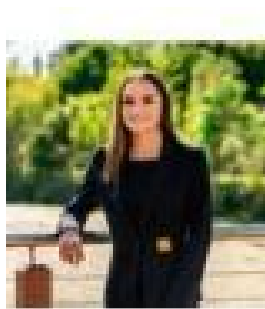
**Parkings: 2**

**Area: 803 m2**

**Type: House**



Brad Wilson  
0408601997



Tishauna Haynes  
0408601997

**\$1,280,000**

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! An exclusive 312 square meter, immaculately maintained split-level abode promising the ultimate coastal-luxe ambience. Nestled in the highly-esteemed Coomera Springs Estate, capturing a sun-kissed pool, multiple living areas and impressive entertainment opportunity, seek comfortable everyday living and an idyllic lifestyle. The exquisite GJ Gardner masterpiece was designed and built in 2016, devoting its quality craftsmanship to modern day family living and a refined lifestyle. Enter the residence and take a glimpse at the ultimate kids retreat, or private space for guests, with three generous bedrooms and intimate, cosy media room - perfect for an at-home movie night! Venture upstairs and discover an unparalleled, light filled open living space which seamlessly extends and blends with the outdoors. Appreciate a gourmet kitchen complemented by a sophisticated island bench, soothing neutral colour palette, feature pendant lighting and the rare convenience of a butlers pantry! Cherish the simplicity and natural beauty of the morning sun bouncing off the tropical salt-water pool and hosting guests in style on the expansive deck, ideal for a social barbecue. Take advantage of the third living space, a games room or second lounge room with its own private deck and comfortable atmosphere. As the day draws to an end, value privacy and king-sized comfort in the master suite. Indulge in the elegant, soothing ensuite bathroom and choose your outfit from a sophisticated walk in wardrobe. This unparalleled tropical retreat will grant you endless comfort and a humble sense of lavishness. Come take a look today and marvel at the lifestyle and home you've always dreamed! 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:

- Kitchen featuring induction cooktop with concealed rangehood, Siemens double wall oven including microwave, Siemens dishwasher, soft-closing drawers, feature pendant lighting, a gorgeous window splashback, stunning stone benchtops and enormous butlers pantry with ample storage and second double sink
- Open plan living with tall ceilings and windows, light grey marble-look porcelain tiling, ceiling fans and huge sliding doors leading out to the alfresco area
- Family/media room off kitchen featuring neutral tiling, ceiling fan, sliding door leading outside and block-out curtains
- Games room with access out to the deck
- Master bedroom offering a huge walk in wardrobe and sleek ensuite bathroom
- Three sizeable additional bedrooms with built in wardrobes, grey marble-look porcelain tiling, ceiling fans and blackout roller blinds
- Luxurious main bathroom boasting a stunning bath, frameless shower with double shower heads and separate toilet room
- Laundry room with built in cabinetry and sink
- Tiled alfresco area overlooking the glistening pool and second, separate deck area off games room
- 8m x 4.5m in-ground salt water pool, pebble concrete surrounded by manicured, tropical gardens
- Entire property tiled
- Ceiling fans throughout
- 2.6m ceilings, raked ceilings in living room
- Double garage, plus 3 car driveway
- North-facing
- Gas hot water, bottled
- Currently owner occupied
- NBN ready (FTTP)
- Chemical termite barrier
- Council Rates approximately \$1,070 bi-annually
- Water Rates approximately \$270, plus usage, per quarter
- Built 2016, GJ Gardner, timber frame, rendered walls and Colourbond roof
- Rental Appraisal \$1,100-\$1,200 per week

Why do so many families love living in Coomera Springs? Vision, design, and an emphasis on quality converge here in a master-planned community where the focus is on lifestyle freedom, convenience, and enjoyment. More than 30% of the estate is dedicated to environmental space, creating a special community for over 1000 spectacular residential lots. Large builder-friendly home sites are complemented by a feature lake, extensive parkland and recreation areas, waterscapes and wetlands, boardwalks and nature trails, barbecues, and picnic facilities - plus convenient access to shopping (Coomera Westfield) & leisure, transport, and education.

- No body corporate fees
- Every home is different and unique
- The estate has lots of elevation, cool breezes and views of the greenery, hinterland, and Gold Coast coastline.

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.