

**22 River Heights Road, Upper Coomera, Qld 4209**

**Raine&Horne.**

**Sold House**

Saturday, 12 August 2023

22 River Heights Road, Upper Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 620 m2**

**Type: House**

## Contact agent

The owner's instructions are crystal clear: this property is selling, whether it's at Auction or Prior the owners are asking for all offers to be presented. Nestled on a spacious 620m<sup>2</sup> flat block of land, this property demands your attention. With recent paintwork and meticulously maintained gardens, the future owner can rest easy knowing that maintenance will be a breeze. Tucked away in a serene cul de sac, this residence offers a peaceful living environment, and there's ample room for children to frolic, complete with walking tracks that wind around the estate for avid walkers. From the instant you step across the threshold, the open plan layout captures your imagination. This design seamlessly extends to the expansive outdoor entertainment area, a haven perfect for weekend get-togethers with friends and family. Inside, there are three generously proportioned bedrooms, the master featuring an air-conditioned ensuite and a walk-in robe for your convenience. As you venture outside, a plethora of parking spaces welcome you, including a double lock-up garage, a carport, and side access tailor-made for jet skis, extra cars, or even a camper. The backyard opens up, providing ample space for children to play without compromising the family's enjoyment. The property boasts three sheds: two large ones designed for additional storage or as a man cave, and a smaller shed to meet various storage needs, catering to those with boundless storage requirements. The possibilities are truly endless.

Features: - Recently repainted internally- Spacious yard & manicure gardens - Open plan living- Spacious kitchen- Close to shops, walking tracks public transport & more- Low-set home ready for a new owner- Double lock up garage with extra sheds at the back of the property - Side access for Caravan, Jetski, boat or campers- Brick & tile home with carport out the front- 3 Spacious sheds for storing items

Extra Information:- 620m<sup>2</sup> Flat block- Solar System Approx. 5.5kw System- Solar Hotwater System- NBN Fibre to the Node (FTTN) - Build year 1999- Cul De Sac Position - Building & Pest Report Will be Available

Why Owners Call Upper Coomera Home:-  
- Plenty of local shops close by-  
- Wide range of schools close by (Saint Stephens, Upper Coomera State School, Coomera Anglican & Assisi)-  
- Proximity to medical facilities -  
- Wide range of cafes & take away shops for those nights off from cooking.-  
- Numerous amounts of walking tracks throughout the estates -  
- Several public transportation points throughout the estates-  
- Westfield Coomera -  
- New Hospital planned for Coomera.

Virtual Tour:<https://my.matterport.com/show/?m=Pqoc4deHABF>

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