

25 Gannon Way, Upper Coomera, Qld 4209



House For Sale

Thursday, 4 April 2024

25 Gannon Way, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 632 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! Nestled in a sought-after location whilst boasting a comfortable lifestyle aesthetic, discover an appealing 632 square metre, flat block primely situated by leafy parklands, offering a tranquil bushland back-drop. Appreciate versatility in a functional floorplan across a single storey, which masterfully blends the indoor with the out, creating a spacious, inviting ambience. Featuring a well-appointed kitchen which overlooks the family and dining area, effortlessly host guests in the open living space, which seamlessly stretches out towards the wrap around alfresco area. Appreciate the abundance of natural lighting and tall 2.7m ceilings, evoking a light and airy atmosphere and sense of spaciousness. Socialise outdoors, surrounded by a fully fenced perimeter - the exterior offers both security and privacy. Devour a barbecue by the generous backyard offering a subtle sense of serenity, featuring manicured gardens and a peaceful neighbourhood with minimal neighbours. The yard also provides ample space for outdoor activities - perfect for families with children and pets. As the day draws to an end, lounge in the living room which provides a humble sense of seclusion and relaxation. Discover the study adjacent to this room, promoting optimal productivity with a built in desk and work space. Seek a more casual setting to unwind in the residence's media room, offering a cosier ambience, ideal for movie night or games night with the family. Not to mention, enjoy comfort all year round with quality attributes like air conditioning in the master bedroom and living space, ceiling fans and built in wardrobes in every bedroom. Value downtime in your own master bedroom, complemented by a sizeable walk in wardrobe and private ensuite bathroom. Radiating a subtle modern elegance whilst being immaculately maintained and conveniently positioned, the property offers simplicity and the ultimate balance from busy family living. With easy access to Upper Coomera's amenities and attractions, plus the M1, effortlessly seek weekends of enjoyment shopping, dining or at the theme parks with endless entertainment options. 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. Property features:

- Contemporary kitchen with island bench overlooking the living room, gas cooktop, oven, space for a microwave, double stainless sink, dishwasher and ample storage space
- Open plan living and dining room with light, neutral tiling, ceiling fans and double sliding doors leading to the outdoor alfresco area
- Separate lounge room offering carpet, an aircon unit, vertical blinds and overall cosy ambience
- Study nook adjacent to the lounge room offering a tucked away space to work
- Master bedroom complemented by carpet ample natural light, white plantation shutters, a generous walk in wardrobe and private ensuite bathroom
- 3 additional bedrooms fitted with carpet, vertical blinds and built in wardrobes
- Tranquil main bathroom boasting a neutral colour palette, laminate vanity, built in bathtub, separate enclosed shower and stainless steel finishes
- Laundry room equipped with a basin, linen cupboard and convenient external access
- Enormous covered wrap-around patio area offering privacy and views of serene, manicured gardens and the adjacent bushland
- Fully fenced yard with immaculate gardens
- No neighbours on the left-hand side, only endless bushland promoting privacy and quiet
- Double automatic lock-up garage
- 2.7m ceilings
- Split system air conditioning in lounge area and master bedroom
- 6.6kW solar system
- Electric hot water
- East-facing
- NBN (FTTN)
- Physical termite barrier
- No easements
- Currently owner occupied
- Council Rates approximately \$980 bi-annually
- Water Rates approximately \$250 per quarter, plus usage
- Rental estimate \$820-\$860 per week
- Built 2005, brick and tile home

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

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