

**26 Coomerong Crescent, Upper Coomera, Qld 4209**



**House For Sale**

Friday, 26 January 2024

26 Coomerong Crescent, Upper Coomera, Qld 4209

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



Brad Wilson  
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## Auction

INSPECTIONS AVAILABLE, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Welcome to 26 Coomerong Crescent, Upper Coomera! This exquisite 6-bedroom, 2-bathroom residence is an ideal family haven. Boasting a generous land area of 714 sqm and a spacious building footprint of 200 sqm, this property provides ample room for comfortable living. Constructed in 2015, this contemporary home showcases a host of sought-after features. Interior highlights include built-in robes in each bedroom, a kitchen with a dishwasher, stylish floorboards throughout, and an inviting open fireplace for snug winter evenings. The internal laundry adds convenience, while the split system air conditioning ensures year-round comfort. Venturing outdoors, you'll encounter a variety of amenities. Unwind on the balcony or deck, offering a perfect vantage point to appreciate the picturesque surroundings. The outdoor entertainment area is well-suited for hosting gatherings, and the inground pool and outdoor spa provide a refreshing sanctuary on warm summer days. Additional storage needs are met by the shed on the property. This property embraces eco-friendliness, this home features solar panels to help reduce your environmental impact. This stunning home will be SOLD at our online auction event Tuesday 13th February via our online/phone bidding platform! Our auction process provides complete transparency and is an easy way for you to sure 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:**

- Six great sized bedrooms (two converted bedrooms at front of house, can be made into separate media room/study)
- Master bedroom includes a private ensuite and walk in robe
- Remaining bedrooms have built in robes
- Rental Appraisal estimate \$1100 - \$1200 per week
- Two living areas
- 2 outdoor living areas, 1 wooden balcony overlooking the pool
- Pool area with outdoor fireplace, spa pool and entertaining area
- Soft close cabinetry
- Garden shed
- Under house storage
- Land size: 714m<sup>2</sup>
- Council rates biannually Approx. \$920
- Water rates quarterly Approx. \$230 plus water usage
- 2 Undercover parking spots
- Split system aircon in 2x bedrooms, 1 in master room 1 in main living
- Natural Gas cook top
- Natural gas Hot water
- 10kw Solar Power- 24 Panels
- Year Built: 2015
- Salt water, concrete Pool and Spa

Why do so many families love living in Highland Reserve?

- No body corporate
- High performing Highland Reserve State School
- Beautiful lakeside with boardwalk
- Precinct with dance schools, health services, cafes, day care and before and after school care and markets
- Tennis courts
- BBQ facilities
- Dog off-leash area
- Children's playgrounds and 190 hectares of parkland
- BMX track
- Park run events
- 10-minute drive to Coomera Westfield Shopping Centre
- 8-minute drive to M1
- Stockland Estate

**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.