

**26 David Street, Upper Coomera, Qld 4209**

**House For Sale**

Saturday, 1 June 2024



26 David Street, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Brad Wilson  
0408601997



Tishauna Haynes  
0408601997

## JUST LISTED!

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! A strategically designed family home promising effortless style and comfort. Primely situated at the end of a cul-de-sac in Upper Coomera set in walking distance from the Coomera River, seek convenience and a sense of exclusivity. Capturing sweeping high ceilings, a neutral, modern colour palette and expansive, open living as well as a cosier media room. Built in 2005, by Choice Homes, discover versatility in a masterful floor plan and quality craftsmanship - a rare residence offering a haven of your own! Flaunting the ultimate family-friendly lifestyle, find balance from the busyness of everyday life in this abode. Discover an intimate ambience upon your entrance into the home, in the lounge room. Venture further into the residence to be impressed by an open living and kitchen space capturing cathedral ceilings and an abundance of natural light which unfolds to outdoor patio and fully-fenced private yard. Seek ultimate comfort in the master bedroom which also offers direct access out the the patio via a sliding door, as well as a tranquil ensuite bathroom and generous walk in wardrobe. The remaining bedrooms also offer your family a space of their own, complemented by ceiling fans, built in wardrobes and vertical blinds, all serviced by their own bathroom equipped with the serenity and convenience of a bathtub. Not to mention, the home is a short 10 minute walk to the Coles Upper Coomera Village, which provides phenomenal convenience for all families! 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. All features include:

- Generous kitchen with modern, dark colour palette, stainless steel handles, a double stainless sink, dishwasher, electric cooktop, oven, microwave space and ample cabinetry
- Open plan living and dining space with soaring cathedral ceilings, off-white tiles, ample natural light, vertical blinds and sliding doors out to the patio
- Separate lounge room with carpet, split-system air-conditioning unit, vertical blinds and endless space
- Master bedroom complete with carpet, a sliding door out to the patio, vertical blinds, walk in wardrobe and ensuite bathroom
- 3 remaining generous sized bedrooms fitted with ceiling fans, built in wardrobes, natural lighting and vertical blinds
- Modern main bathroom
- Internal laundry with large linen cupboard
- Outdoor covered entertaining area
- Fully-fenced private backyard
- Double car lock-up garage with a brand new garage door to be installed
- Air-conditioning unit to be replaced
- 5.13kW solar system (19 panels - installed November 2016)
- East facing
- NBN (FTTN)
- Termiglass termite barrier
- Periodic tenancy
- Electric hot water system
- Garden shed
- Built 2005, Choice Homes
- Brick home, tile roof
- Situated in a cul-de-sac
- 600m<sup>2</sup> block with 227m<sup>2</sup> internal floorplan
- Council Rates approximately \$1,200 bi-annually
- Water Rates approximately \$245, plus usage, per quarter
- Rental Appraisal \$820-\$850 per week

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 schools 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.