

**3 Monarch Avenue, Upper Coomera, Qld 4209**



**Sold House**

Friday, 23 February 2024

3 Monarch Avenue, Upper Coomera, Qld 4209

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 759 m2**

**Type: House**



Brad Wilson  
0755381555



Jason Atkinson  
0433544114

**\$960,000**

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Welcome to 3 Monarch Avenue, Upper Coomera - a contemporary entertainer with phenomenal dual access and shed space, promising effortless style and comfort. Primely situated in the esteemed River Meadows Estate, boasting endless bushland and serenity, seek convenience and a sense of exclusivity. Meticulously maintained and flaunting the ultimate family-friendly lifestyle, find balance from the busyness of everyday life in this abode. Offering quality craftsmanship and masterfully designed, the home captures 2 sizable living areas, a rare 5 generous bedrooms, 2 bathrooms, outdoor decked entertainment area, a huge grassy yard and 9m x 5.9m shed with side access via the yard. Appreciate an equipped kitchen offering window views into the yard, sleek stone bench tops, quality appliances and space for stools to create your own breakfast bar. Discover versatility in the open living and dining room, and adjacent cosier family room. Host guests in style; open up the sliding doors to the deck and opt for a social barbecue while the kids play in the yard. Value quality family time in the more casual family room, watch a movie or throw a games night. Treat yourself to an indulgent master suite, complemented by a sizeable room, walk-in wardrobe and contemporary, renovated ensuite bathroom with sleek black finishes and a sliding door onto a private deck outside. Enjoy the convenience of an additional 4 bedrooms offering prime comfort via ceiling fans, walk in wardrobes, ample natural light and a shared main bathroom with a bathtub. Located in a quiet neighborhood on a prime 759 square meter block, this property offers a peaceful retreat from the hustle and bustle of city life. With easy access to schools, shops, and parks, this abode offers an unparalleled family retreat with optimal, rare space and an enormous shed. 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 Jason to book your inspection time. Features include:

- Kitchen equipped with dark stone bench tops, laminate cabinetry, an electric cooktop and oven
- Open living area with tiling, ceiling fan and sliding door leading to the outdoor entertainment area
- Family room offering carpet, a split system air-con unit, ceiling fan and roller blinds
- Master bedroom complemented by carpets, a ceiling fan, blinds, walk in wardrobe and renovated, ensuite bathroom featuring double basins, stone-look bench tops, black finishes and a sliding door leading out to a small, private deck
- 4 additional bedrooms containing carpet, ceiling fans, built in wardrobes and either blinds or curtains
- Main bathroom featuring neutral, white colour palette, bath tub, separate enclosed shower and laminate vanity
- Laundry room with storage and built in sink
- Decked alfresco area with ceiling fan and breakfast bar at kitchen window
- Huge, split level freshly turfed yard with large flat area
- Low maintenance landscaping
- Fully-fenced, Colourbond fencing with gates
- 9m x 5.9m shed with double doors, side access with separate driveway
- Currently owner occupied
- North facing
- Electric hot water
- Smart lock/keyless entry
- Electric gates
- Council Rates approximately \$1,840 per annum
- Water Rates approximately \$250 per quarter, plus usage
- Rental appraisal \$820-\$860 per week
- Built 2004, rendered brick and tiled roof

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. Spend your weekends soaking up the comfort of your own residence, or, take a grounding walk in nature amongst the flourishing, friendly neighbourhood. Jump in the car with ease and make the most of the prime Gold Coast destination you can call home. The lifestyle opportunity is endless, and alongside a flawlessly rewarding, family home, your dream abode doesn't get better than this!

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.