

3 Siggies Place, Upper Coomera, Qld 4209



House For Sale

Thursday, 25 April 2024

3 Siggies Place, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 901 m2

Type: House



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Auction

Discover an impressive multi-level residence with riverfront views and premium craftsmanship at 3 Siggies Place, Upper Coomera. Presiding on a generous 901 square meter block, appreciate a generous sense of spaciousness, functional and versatile floor plan and humbling sense of tranquillity. Seek multiple open living spaces, inside and out, 4 sizeable bedrooms, 3 bathrooms and a 4 car garage, plus additional off street parking spaces. Promising endless comfort and convenience, masterfully balance the busyness of family living with a serene abode with endless potential. Take advantage of the 8-person heated spa, overlooking John Siganto Park and the Coomera river and the never-ending deck, promoting a prime entertainment opportunity. Admire how the indoor seamlessly blends with the out, encapsulating the home with fresh breezes and ample natural lighting on a daily basis. Be captivated by the sleek, sophisticated kitchen boasting luxe stone, waterfall benchtops and an extensive island bench, providing prime space for a breakfast style bar. Envy the black glass splashback, premium appliances and ample storage space - host guests in stress-free style! For a more casual setting, retreat to the media style room for an intimate family movie night or games with friends. As the day draws to an end, seek comfort in the impressive master retreat offering picturesque views of the park and river, a grand walk in wardrobe, private balcony and exclusive ensuite bathroom with double vanities. Not to mention, value the convenience of an additional 3 bedrooms, second ensuite bathroom ideal for guests, and shared main bathroom equipped with a bathtub. The property boasts rare potential for dual living if utilized correctly. The downstairs area has its own space for a kitchenette with plumbing available and close by, plus its own bathroom and bedrooms. Perfect for mum or dad looking for a downsize, a teenage retreat or for guests when they stay over! More features include:

- Modern kitchen with quality stone waterfall bench tops, red glass splashback, double stainless sink with gooseneck tap, stainless steel dishwasher, gas cooktop, integrated oven and large pantry
- Large open plan living space offering off-white tiling
- Media-style room
- Master bedroom with huge windows looking out to the river and a sliding door with a private balcony, ceiling fan, ducted air-con, walk in wardrobe and ensuite bathroom with double vanities
- 3 additional bedrooms with carpet, ducted air-con, ceiling fan, built in wardrobe and blinds
- Second ensuite bathroom and main bathroom with bathtub
- Internal laundry
- Stunning, spacious deck overlooking the river
- Ducted, zoned 24kW Dakin air-conditioning
- 6.5kW solar system
- 1,6000L 8-person heated spa
- Rear aspects offers views of John Siganto Park and the Coomera River
- 3 double deadlock gates with 1.6m high fences for full security
- 4 car garage with 3.3m ceilings, plus additional 4 uncovered car spaces, perfect to store a caravan, boat or many cars.
- East facing
- Ducted vacuum system
- Currently owner occupied
- NBN (FTTN)
- Alarm and intercom system
- 2x 5000L Colourbond slimline water tanks
- Physical termite barrier
- No easements, plenty of room for a pool
- Council Rates approximately \$980 bi-annually
- Water Rates approximately \$250 per quarter, plus usage
- Rental estimate \$1,200-\$1,300 per week
- 901m² block, rear pedestrian gate with easy access to bus stop on Reserve Road
- Property built 2010, brick with Colourbond roof

Forming part of southern Upper Coomera, enjoy 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 a short one block away, 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! 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.