

**30 Yarrambat Rise, Upper Coomera, Qld 4209**



**House For Sale**

Thursday, 4 January 2024

30 Yarrambat Rise, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 485 m2**

**Type: House**



Brad Wilson

0409396604

## 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 the heart of Highland Reserve, this inviting residence is the epitome of modern family living. Boasting 4 bedrooms, 2 bathrooms, a 2-car garage, and built in 2014, this home seamlessly combines comfort and style. Enjoy the luxury of open-plan living, creating a harmonious flow throughout the home. The central living space is perfect for quality family time and entertaining. Discover a separate lounge area, providing an intimate space for relaxation, movie nights, or a quiet retreat. The well-appointed kitchen is the heart of the home, designed for both functionality and style. Enjoy preparing meals while staying connected with the open-plan living and dining areas. The master bedroom comes complete with its own ensuite bathroom, providing a private oasis for the homeowners. With a total of 4 bedrooms, there's plenty of room for a growing family or visiting guests. Each bedroom offers comfort and space. Step outside to an undercover patio, extending your living space seamlessly to the outdoors. Perfect for alfresco dining, entertaining, or simply enjoying the fresh air. The backyard is a private retreat, offering ample space for outdoor activities and play. It's a canvas awaiting your personal touch. Convenience is key with a spacious double-car garage providing ample room for parking and storage. This home, built in 2014, combines the charm of a well-established property with the modern conveniences desired by today's families. Enjoy the benefits of residing in Upper Coomera, with easy access to schools, shops, and all the amenities that make everyday living a breeze. This residence presents an exceptional opportunity to secure a modern family home in a sought-after location. Arrange a viewing today and envision the lifestyle that awaits you at this Upper Coomera gem. This stunning home will be SOLD at our online auction event Wednesday 24th January via our online/phone bidding platform! 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 to book your inspection time. Property Features: • 4 spacious bedrooms • 2 bathrooms • NBN ready (FTTP) • Double lockup garage • North East facing • Split system air-conditioning in main living area • Land size: 485m<sup>2</sup> • House size: 146m<sup>2</sup> • Electric cook top and hot water • Open plan living • Separate Lounge area • Well maintained yard • Why do so many families love living in Highland Reserve? • No body corporate • High performing Highland Reserve State School • Beautiful lakeside with boardwalk • Tennis Courts • Basketball courts • BMX tracks • BBQ facilities • Off leash dog area • Children's playgrounds and 190 hectares of parkland • 10 min drive to the new Coomera Westfield Shopping Centre • 8 min drive to the M1 • Park run events 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. All inspections will be conducted adhering to COVID-19 Social Distancing Guidelines and Ray White's no-contact policy. 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.