

**31 Lysterfield Rise, Upper Coomera, Qld 4209**



**House For Sale**

Thursday, 4 January 2024

31 Lysterfield Rise, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1990 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 31 Lysterfield Rise, Upper Coomera! This stunning 4-bedroom, 3-bathroom house is now available for sale. With a spacious land area of 1990 sqm and a building area of 289 sqm, this property offers plenty of room for comfortable living. As you enter the house, you will be greeted by a beautifully designed interior with high-quality finishes. The open floor plan seamlessly connects the living room, kitchen, and dining area, creating a perfect space for entertaining guests or spending quality time with family. The kitchen is equipped with modern appliances and features a kitchen island, providing ample space for preparing delicious meals. The bedrooms are generously sized and offer plenty of natural light. The master bedroom and the fourth bedroom both include a private ensuite bathroom for added convenience. Step outside onto the balcony and take in the breath-taking views of the surrounding nature. The backyard is perfect for outdoor activities and features a swimming pool, allowing you to cool off during the hot summer months. The yard is landscaped with lush grass and plants, creating a serene and peaceful atmosphere. The property also includes a double garage, providing secure parking for your vehicles. With its convenient location in a quiet suburb, you can enjoy the tranquillity of the neighbourhood while still being close to essential amenities, schools, and shops. This property 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 sure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Brad today to book your inspection time.

**FEATURES:**

- Four great sized bedrooms
- Master bedroom includes a private ensuite and walk in robe
- Fourth bedroom also has an ensuite
- Remaining bedrooms have built in robes
- Study or 5th bedroom
- Natural Gas Cooktop
- Natural Gas Hot water
- Two separate living areas, one with a wet bar
- Three bathrooms
- Dual living potential
- Current owners rent out the front dual living on Air BnB for \$125 per night
- Beautifully landscaped gardens
- Rental Appraisal \$1,150 - \$1,250 per week

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.