

**34 Dayflower Street, Upper Coomera, Qld 4209**



**House For Sale**

Friday, 26 January 2024

34 Dayflower Street, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



Brad Wilson

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## 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! Welcome to 34 Dayflower Street, Upper Coomera! This charming 4-bedroom, 2-bathroom split level residence is an ideal family dwelling, offering ample space for everyone to enjoy. Situated on a generous 630 sqm land parcel, with a 220 sqm building footprint, this property is a perfect blend of comfort and style. Built in 2008, this home showcases a myriad of features that will capture your heart. The interior boasts built-in robes in every bedroom, a convenient dishwasher, ducted cooling and completely tiled throughout for year-round comfort, and a welcoming open fireplace for cozy winter evenings. The internal laundry streamlines your laundry routine, while the remote garage ensures secure parking for your vehicles as well as a separate office space. Step outside and be enchanted by the outdoor entertainment area and the inviting inground pool-ideal for hosting gatherings and basking in the Queensland sunshine. This property embraces eco-friendliness with solar panels, and a water tank to minimize your carbon footprint. Beyond these remarkable features, the home presents additional amenities, including a spacious backyard, tastefully designed interiors with contemporary furniture and décor, a well-appointed new modern gallery style kitchen with top of the range 5 plate Bosch induction cooktop and oven, and a comfortable living room. The villa-style architecture imparts an elegant touch, complemented by sliding doors and large windows that invite abundant natural light. Nestled in a serene neighbourhood, this property is surrounded by nature, offering a peaceful retreat from urban life. Embrace the summer months by taking a refreshing dip in the pool or unwinding on the porch. The meticulously maintained walkways and yard enhance the overall allure of the property. This stunning home will be SOLD at our online auction event Tuesday 13th February 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 or Tishauna to book your inspection time. Property Features: • Master bedroom with private ensuite and walk in robe • Remaining 3 bedrooms with built in robes and ceiling fans • High ceilings- 2.6m • Study nook • Modern main bathroom • Stone bench tops in Kitchen • Soft close cabinetry • Ducted aircon throughout and reverse cycle in the office • Media room • Black kitchen • Soft close cabinetry • Walk in pantry • Office built in garage (can still fit a car and trailer) • Laundry with linen cupboard • Extra outdoor entertainment area around pool with pergola • Outdoor Fire Pit area • Side access • Crimsafe screens • Land size: 630m2 • Council rates biannually Approx. \$1095 • Water rates quarterly Approx. \$250 Plus water usage • Electric cook top • EVO270 Hot water heat pump • 5kw Solar power • Built in 2008 • Concrete pool- Chlorinator that runs from salt • Rental Appraisal estimate \$950 - \$1000 per week • Less than 100m walking distance to the nearby school Why do so many families love living in Coomera Springs? Vision, design, and an emphasis on quality converge here in a master-planned community where the focus is on lifestyle freedom, convenience, and enjoyment. More than 30% of the estate is dedicated to environmental space, creating a special community for over 1000 spectacular residential lots. Large builder-friendly home sites are complemented by a feature lake, extensive parkland and recreation areas, waterscapes and wetlands, boardwalks and nature trails, barbeques, and picnic facilities - plus convenient access to shopping (Coomera Westfield) & leisure, transport, and education. - No body corporate fees- Every home is different and unique- The estate has lots of elevation, cool breezes and views of the greenery, hinterland, and Gold Coast coastline.- Christmas lights in the estate are spectacular!- Predominantly owner-occupied 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. 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.