

**36 Vivacity Drive, Upper Coomera, Qld 4209**

**Raine&Horne.**

**House For Sale**

Tuesday, 23 April 2024

36 Vivacity Drive, Upper Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 402 m2**

**Type: House**



Nathan Deegenars

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## Contact Agent

Charming Home In Central Upper Coomera. Nestled in the heart of Upper Coomera, 36 Vivacity Drive invites you to experience the epitome of suburban serenity. Situated in a rustic nook, this open-plan 3-bedroom residence offers a perfect blend of comfort, convenience, and character. Recently revitalised with fresh quality paint throughout, carpets, and stylish blinds throughout, this home exudes modern elegance while retaining its timeless appeal. Step inside to discover a spacious living area flooded with natural light, ideal for hosting gatherings or simply unwinding after a long day. The heart of the home boasts a well-appointed kitchen, seamlessly flowing into the dining area, making meal times a breeze. Retreat to the bedrooms, each offering a peaceful sanctuary for rest and relaxation. Indulge in the experience of leisurely wandering through the rich greenery of the garden, with its meticulously tended lawns on balmy evenings. What sets this property apart is its unique history - proudly built by the original owners in 1998 & well maintained, with the recently completed modern makeover to all walls ceilings, floors & windows. Now, for the first time on the market, seize the opportunity to make it your own and create cherished memories for years to come.

Features: - 3 Bedrooms all with built in wardrobes - Double lock up garage with internal access to inside the property - Open kitchen with ample bench space - Open plan living areas which flow to the courtyard allowing plenty of airflow throughout the property - Separate living area for kids to be entertained - Quiet street with off street parking across the road - Main bedroom has access to your own private courtyard & ensuite - 2 bedrooms away from the master as well - Air Conditioner to living & ceiling fans throughout

Property Details:- Built 1998 Approx- 402m<sup>2</sup> Block- Brick & tile construction- NBN Fibre to the Premises (FTTP)- Western Aspect

Why Do Owners Call River Meadows Estate Home:- Conveniently located to Doctors, Pharmacy on the corner of Hargraves Road & Reserve Road 750m- Coles Supermarket 820m- Upper Coomera Community Centre 850m- Plenty of walking tracks close by taking you through the River Meadows Estate- Plenty of parks for kids to run around after school- Friendly neighbours with Kids seen playing together every afternoon- Costco only a short 8 minute drive- Coomera Westfield 8 minute Drive- Coomera Train Station 8 minute Drive- Easy access to the motorway heading north or south

Schools:- Saint Stephens College- Coomera Anglican College- Assisi Catholic College- Upper Coomera State College

This property wont last be quick to register your interest today.

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