

**37/2 Catalina Way, Upper Coomera, Qld 4209**

**SOLD STREET**

**Sold Townhouse**

Tuesday, 6 February 2024

37/2 Catalina Way, Upper Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 203 m2**

**Type: Townhouse**



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**\$685,000**

Be very quick with this HUGE 3 bedroom family Townhouse as there are only six with this very rare floorplan within the beautiful "Catalina Park" estate that boasts the master bedroom downstairs and with an area of 203sqm! Situated next to the Stage 1 swimming pool, this spacious home is larger than most houses you will see within this price range and will be snapped up very quickly. Highly recommended that buyers ensure they do not miss out on this one and attend the open home! The current lease also expires 13 March, then month to month so you can move in soon after settlement (subject to relevant RTA notice). The long standing tenants are a family who lovingly treat this property as their own presenting the home in outstanding condition, being a true testament to the care they have attributed over the years. Upon entering the large double doors, you will be greeted by the unique spacious foyer which flows to the first open plan living area which is large enough to accommodate a 12 seater dining table, lounge and a study area. The modern kitchen separates the two large living areas and is at the hub of the home, which boasts extensive use of stone benches, dishwasher and ample storage. From here you can overlook both living areas and the rear yard. Perfect for when the kids are playing in multiple indoor and outdoor areas. The spacious 2nd living area at the rear seamlessly flows out to the patio and large grassed yard via sliding doors. Unique to the estate is the Master Bedroom wing located to the rear right downstairs. The wing is separate to the other two queen size bedrooms located upstairs and has direct access to a small patio and the grassed yard via sliding doors. You will find a spacious ensuite showcasing double basins and a WIR. Imagine no more stairs with the master bedroom uniquely located downstairs and all the family have space and privacy. The owners have replaced the carpets throughout with modern thick pile, that give this home that extra touch of sophistication. The two family bedrooms upstairs are separated by a spacious family bathroom with skylight. With fans throughout and 2 split air-conditioners (downstairs rear living and upstairs rear bedroom), you can cool down quickly during the hot summer months. The exterior of the whole estate has recently been freshly painted in modern white/grey finishes. You will also have direct street access right to your driveway and double garage, unlike the standard double garage floor plans within the gated areas. Parking is a breeze here as well, with 2 extra car spaces on the driveway plus visitor's car parking. Conveniently located next to the Stage 1 swimming pool just metres away, imagine splashing into the massive resort pool with bubble jets. Or perhaps a BBQ with friends and family. "Catalina Park" Estate is a \*pet friendly estate (subject to BC approval), beautifully located resort style Estate featuring 3 resort style pools, outdoor spas, and grassed BBQ areas set amongst landscaped gardens and only 2-5mins to the M1 and upcoming Coomera Town Centre. There are many walking tracks alongside the Coomera river and the Damian Leeding Park and 4km circuit around the lake is just minutes away. Body corporate is very reasonable as well. Add walking distance to Coles Shopping Centre and a variety of schools, this truly is also about location. If you have been waiting for a while for that "stand out" property, then here it is. Showcasing: Downstairs:- Double Entry Front Doors with large Foyer - Two spacious separate open plan living areas- Air-Conditioning in rear living area- Massive Master Bedroom with large Ensuite with double basins - Direct access from Master bedroom to the grassed yard- Central Super Large kitchen with large cavity for Double Fridge, dishwasher and loads of Stone Benches and Cupboards- Under stairs storage plus double door linen cupboard Upstairs:- 2 Spacious Bedrooms with WIRs- Split air-conditioning in rear bedroom- Large Family modern bathroom with Skylight General: - \* PET FRIENDLY (Subject to Body Corporate approval)- 203sqm with Double Lock Up Garage with further parking in driveway- Situated on Catalina Way with large large grassed yard- Reasonable Body Corporate fees include regular termite inspections, building insurance, gated area, use of resort pool- Double lock up garage with extra 2 car spaces in front- Inground pool with outdoor spa, undercover BBQ areas and outdoor table and chairs- Current lease at \$525pw (13.3.24 then month to month)- Walking distance to shops and schools, only 2mins to M1- approx 5mins to upcoming Coomera Town Centre, Coomera Train Station- approx 20mins to golden beaches and approx 40mins to Brisbane CBD