

# 41/1 Tilbury Rise, Upper Coomera, Qld 4209



## House For Sale

Thursday, 11 April 2024

41/1 Tilbury Rise, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 158 m2

Type: House



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## EXPRESSIONS OF INTEREST

Situated in the vibrant community of Upper Coomera Tilbury Rise Complex, this contemporary townhouse built in 2017 offers a blend of comfort, style, and awe-inspiring views of the Surfers Paradise cityscape. It's an opportunity for those seeking a quality lifestyle with the backdrop of an iconic skyline, making it an attractive option for homebuyers and investors in a prime location. Featuring 3 well-appointed bedrooms, each designed for the view along with rest and relaxation. The oversized master suite includes a double basined ensuite and a private balcony, offering a special space to relax and enjoy the magnificent views. The property provides a stunning panorama of Surfers Paradise, turning every moment at home, from morning coffee to evening gatherings, into a picturesque experience with direct access to the complex pool. Equipped with high-end stainless steel appliances, stone countertops, and plenty of storage, the huge kitchen is ready for everything from quick breakfasts to elaborate dinners with significant bench space available. The living area opens up to a cosy private courtyard, ideal for outdoor meals, gatherings, or quiet moments surrounded by nature. With a secure garage and additional parking space directly out the front, the townhouse combines ease and safety being located at the back of the Complex. The proximity to shopping centres, schools, parks, and local amenities means everything you need is within reach.

**FEATURES**

- Surfers Paradise City Scape views
- Living space with harmonious flow onto the undercover balcony with direct access to the pool
- Large well equipped kitchen with plenty of bench space & stone benchtops
- Modern bathroom
- Open plan with views from all spaces
- Generous sized balcony off the oversized master bedroom with expansive city views
- Master bedroom featuring walk in robe, ensuite with double vanity and air-conditioned
- 2 additional bedrooms with robes and fans
- Separate Laundry
- Linen cupboard
- Main bathroom with bath
- Air-conditioned
- Low maintenance and perfect sized backyard - Perfect for pets and kids
- Undercover alfresco
- Lockable single car garage with direct house access
- Private and secure
- BBQ Area and recreational space
- Visitor Parking
- Currently tenanted until 24th Aug 2024 at \$550 per week
- Rental appraisal is \$700 - \$730 per week
- Body corporate - Approx. \$90 per week

Why do so many families love living in Upper Coomera?- Lots of local parks, playgrounds and walking tracks- Family friendly community- 9 Minutes from Coomera Westfield- An array of education options available: many public, private, and early learning schools to choose from- 25-minute drive to Surfers Paradise & Brisbane CBD- Close to highway access and Coomera train station- Just minutes from shopping centre, cafes, fast food, and restaurants- Sporting facilities Residents have access to a community swimming pool and well-kept gardens, adding to the comfortable and communal atmosphere of the neighbourhood. Upper Coomera stands out for its lively lifestyle and the balance it offers between city convenience and the tranquillity of natural surroundings. Close to Gold Coast's renowned beaches, theme parks, golf courses, and the hinterland, it provides a setting that's hard to beat. The area is full of shopping, dining, and entertainment choices, all while maintaining a peaceful residential feel. This townhouse at 41/1 Tilbury Rise represents a chance to live in a sought-after location with every modern amenity at your doorstep. Whether you're searching for a place to call home, a wise investment, or a stylish escape, this property meets all criteria. This home is within arm's reach of top-notch child care, esteemed public and private schools, and the vibrant Upper Coomera shopping precinct being only 9 minutes to Coomera Westfield and Costco. Everything you need is just a stone's throw away!

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