

# 42/1 Tilbury Rise, Upper Coomera, Qld 4209



## Townhouse For Sale

Wednesday, 15 May 2024

42/1 Tilbury Rise, Upper Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 144 m2**

**Type: Townhouse**



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## Offers Over \$670,000

Feel as though you are on holidays every weekend! This exceptional villa in the resort-style Tilbury Estate, is set around a stunning pool and recreation area with residents having exclusive use of over 2,500 square metres of resort leisure space. High up on the hill, this is one of only a handful of villas that has spectacular Gold Coast skyline views. Indoor / outdoor flow with your very own private patio overlooking the pool area plus modern finishes throughout and loads of natural light. Built in 2017 to a high quality and level of finish and the best floor plan in the estate. Large open living and kitchen through to the outdoor entertaining area downstairs upstairs to a huge master bedroom with your own balcony and additional spacious second and third bedrooms (bedrooms are the largest on plan in the estate). The generous kitchen provides great cupboard space featuring stone bench tops, modern black tap ware with stainless steel appliances. The combined dining and living area flows purposely onto a lovely deck entertaining area overlooking the in-ground pool, BBQ pavilion and Residents Lounge. All bedrooms are upstairs and all with air-conditioning. Master bedroom has its own private balcony with amazing Gold Coast skyline views. The Ensuite has double vanities with stone bench top and oversized shower. Bedrooms 2 and 3 are spacious and feature air conditioning with ceiling fans and built in cupboards. The main bathroom is adjoining and includes a bath and shower. Property Features: \*3 spacious bedrooms all with air conditioning and ceiling fans\* Master bedroom with Ensuite and built in cupboard space\* Main bathroom with bath tub\* Gourmet kitchen with stone bench tops\* Stainless steel appliances\* Contemporary black tapware including shower heads and door handles throughout\* Open plan living and dining area with tiled floors opening out to a beautiful entertaining deck \* Powder room adjoining the laundry which allows easy access for all your guests\* Quality fixtures and fittings added including LED lighting throughout\* Single lockup garage with loads of additional storage and driveway car space\* Great sized private courtyard with deck entertaining area over-looking pool

Complex Highlights: \* Pet friendly\* All residents have exclusive use of resort leisure space with spectacular views\* 18 metre resort style in-ground pool\* Club Lounge\* BBQ and entertaining areas\* Landscaped gardens\* Onsite Manager

Location Highlights: \* Brisbane CBD Approximately 40 minutes\* Southport CBD Approximately 25 minutes\* Gold Coast and Brisbane airports approximately 50 minutes\* Just 5 minutes to the \$1 billion Coomera Town Centre\* New state primary and secondary schools\* Private Schools\* Coomera TAFE minutes away\* Doctors, Dentists, Chemists, restaurants, hotels, cafes, Coles, Woolworths all at your doorstep.

Property Information: • Council Rates\* - \$1958 per year • Water & Sewerage Rates\* - \$1,416 per year (\$354 per quarter) • Body Corporate Levies\* - \$90 per week • Rental appraisal - \$950/w furnished, \$850/w unfurnished • Built in 2017\* approximately

Disclaimer: We used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur.