

43 Gannon Way, Upper Coomera, Qld 4209



Sold House

Friday, 24 May 2024

43 Gannon Way, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 615 m2

Type: House



Brad Wilson
0408601997



Tishauna Haynes
0408601997

\$920,000

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Nestled in the sought-after Upper Coomera location, this impressive 615 square metre block with side access offers a harmonious blend of comfort, space and style. Within a short walking distance to picturesque parklands, appreciate a unique serene and inviting atmosphere. Step inside to discover a versatile and functional floor plan, conveniently spread across a single storey. Not to mention the seamless blend of the indoor and outdoor spaces, creating a spacious and welcoming ambience, perfect for comfortable everyday living and entertaining. The statement kitchen, featuring sleek egg-shell stone benchtops, a tall countertop and ample cabinetry, proudly overlooking the living and dining areas. This open space is illuminated by an abundance of natural lighting and effortlessly flows out to the generously sized alfresco area, ideal for hosting guests or casually socialising on warm summer days into the evening. Offering security and privacy, allow the kids to play freely in the yard or take advantage of the space and add value with your dream pool. Cherish a second living space on the opposite side of the kitchen, complemented by a humble sense of seclusion and relaxation perfect for more intimate gatherings or simple downtime. As the day draws to a close, envy the dominant master suite accompanied by air-conditioning, a walk-in wardrobe and tranquil ensuite bathroom capturing a new, contemporary vanity. The remaining bedrooms also offer exceptional convenience and comfort with ducted air-conditioning, low maintenance timber floating floors, built in wardrobes and block out blinds, serviced by their own main bathroom. Immaculately maintained sharing optimal family comfort, this property offers the ultimate balance of convenience with tranquillity. Our auction process provides complete transparency and is an easy way for you to secure 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:

- Open living room neutral off white tiling, refreshing natural light, a large sliding door out to the patio, a split system air-conditioning unit and roller blinds for privacy
- Separate lounge room boasting new dark grained timber floors (only 2 months old), red features walls, block out curtains, ducted air-conditioning and an abundance of natural lighting
- Semi-renovated kitchen featuring egg-shell stone bench tops and high countertop, timber laminate cabinetry with stainless handles, a stainless steel dishwasher, electric cooktop, oven, double stainless steel sink and ample space
- Main bedroom offering a walk-in-wardrobe, split-system air-con, a ceiling fan, ample natural lighting, block out blinds and curtains, and an ensuite bathroom with a new vanity
- 3 additional bedrooms capturing floating timber floors, built in wardrobes, ducted air-conditioning ceiling fans and roller blinds
- Main bathroom complemented by a bath, shower, extra wide vanity with stainless finishes and separate toilet
- Laundry situated in the garage
- Ducted, solar powered, Zone Touch 4 Ducted air-con (Bluetooth connection for phone access), plus ceiling fans, throughout
- New LED downlights throughout
- Huge insulated, Colourbond pergola featuring a marble table which will remain at the property
- Generously sized, grassy flat yard with Colourbond fencing
- Double garage, epoxy flooring with built in storage
- Side access
- Fruit trees (including lemon and nectarine)
- 2kW solar system
- Solar hot water
- South-west facing
- 3,300L water tank
- NBN ready (FTTP) in garage, 1,000mbps internet, ethernet to all rooms
- Physical termite barrier
- Currently owner occupied

615m² block, no easements • Council Rates approximately \$950 bi-annually • Water Rates approximately \$240, plus usage, per quarter • Built 2004, Choice Homes • Tile roof, timber frame and brick walls • Council Rates approximately \$980 bi-annually • Water Rates approximately \$250 per quarter, plus usage • Rental Appraisal \$840-\$890 per week

Upper Coomera, a family friendly community on the Northern end of the Gold Coast, both conveniently and comfortably situated. Envy being encompassed by nature, bushland and several walking tracks, whilst being in the very near vicinity of an abundance of shops, grocery stores, hardware stores, automotive services, gyms and fitness centres and beauty facilities. Venture across the highway to Coomera Westfield, or seamlessly access the highway to visit Gold Coast's stunning beaches in under 25 minutes or the vibrance of Brisbane City in 30 minutes. Discover an array of education options, from public schools, private school and even early learning centres. Indulge yourself amongst a variety of fast and quality food options, from coffee shops to various cuisines and even health foods or sweet treats. You'll also be within a 10 minute drive to the infamous amusement parks of the Gold Coast, such as Movie World, Wet'n'Wild, Top Golf and Dreamworld. 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. 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

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