

46/1 Jefferson Court, Upper Coomera, Qld 4209



Townhouse For Sale

Friday, 17 May 2024

46/1 Jefferson Court, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 168 m2

Type: Townhouse



Brad Wilson
0408601997



Tishauna Haynes
0408601997

Auction

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Indulge in the epitome of modern, low-maintenance living within this appealing 3 bedroom corner town home, thoughtfully crafted utilising a masterful floorplan to harmonise with your lifestyle on the Northern Gold Coast. Nestled in the vibrant heart of Upper Coomera, convenience meets sophistication in this meticulously planned abode spanning two levels within a complex offering an impressive sun-kissed pool and BBQ entertainment area. Whether you're a savvy investor, first home buyer, or downsizer, look no further! Discover the essence of modernity in every detail as you step into the fully-furnished kitchen, a culinary haven boasting expansive bench space, chic stone countertops, and a seamless blend of sleek neutral and white cabinetry, offering ample storage solutions. Flowing effortlessly into the expansive open-plan living and dining area, a space radiating comfort and adaptability, fitted with air-conditioning, perfect for both social gatherings and downtime with the family. Retreat to the master bedroom, a sanctuary of tranquillity featuring its own serene ensuite bathroom, and a private balcony offering a secluded outdoor haven. Two additional bedrooms promise optimal comfort with grey carpets, ceiling fans, vertical blinds, and built-in wardrobes, ensuring ample storage for all your essentials. The main bathroom also exudes contemporary elegance, providing a relaxing oasis with its luxurious bath, offering the perfect remedy for unwinding after a long day. Experience comfort year-round with the inclusion of a split-system air conditioning unit and sliding doors leading out to the patio, inviting refreshing breezes and an abundance of natural light to illuminate the home. 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. Features include:

- Modern kitchen with stone bench tops, grey and white cabinetry, electric cooktop, oven, dishwasher, double sink, stainless steel finishes and sliding door out to the patio
- Open plan living and dining area with carpet, split system air-con unit, vertical blinds and sliding door out to the patio
- Master bedroom offering carpet, split system aircon unit, ceiling fan, vertical blinds, walk in wardrobe, private balcony and ensuite bathroom
- Two additional bedrooms featuring carpet, ceiling fans, ample natural light, vertical blinds and built in wardrobes
- Contemporary main bathroom fitted with a laminate vanity, ceramic basin, bathtub, large separate enclosed shower and stainless steel finishes
- Outdoor paved patio area
- Single car garage
- Shared complex pool and BBQ area
- North-west facing
- Electric hot water
- NBN ready (FTTN)
- Council Rates approximately \$1,125 bi-annually
- Water Rates part of a shared water scheme
- Body Corporate fees approximately \$80 per week
- Tenanted to 21/10/2024, at \$580 per week
- Timber frame, rendered with tile roof
- Built 2007
- Rental Appraisal \$600-\$650 per week
- Metres to Coles, Pharmacy, Community Centre, Cafes, variety of shops
- Walk to the doctors and other medical practitioners

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. Enjoy the escape from the hustle and bustle of busy family life in Upper Coomera, despite being within the advantageous surrounds of endless facilities. Discover an array of education options, from public schools, private school and even early learning/daycare 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. Spend your weekends soaking up the comfort of your own residence, or, take a grounding walk in nature amongst the flourishing, friendly neighbourhood. Jump in the car with ease and make the most of the prime Gold Coast destination you can call home. The lifestyle opportunity is endless, and alongside a flawlessly rewarding, family home, your dream abode doesn't get better than this! 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 printing.