

**5 Mackellar Drive, Upper Coomera, Qld 4209**



**House For Sale**

Friday, 19 April 2024

5 Mackellar Drive, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1002 m2**

**Type: House**



Elliott Wicks

0755315131

## Contact Agent

**The Pitch:**Welcome to 5 Mackellar Drive, nestled in the tranquil enclave of Upper Coomera. Set upon an expansive parcel of land, this residence stands out for its rarity in finding such generously sized blocks. Step inside to discover a home designed for functional living, boasting an inviting open-plan layout, generously proportioned bedrooms, a sleek modern kitchen, and chic bathrooms. Ideal for families seeking a well-maintained abode or investors eyeing a reliable long-term investment, this property ticks all the boxes. The neutral colour palette throughout ensures a bright and welcoming atmosphere year-round. Every detail, from the contemporary fixtures to the modern design elements, has been carefully curated to balance practicality with impeccable aesthetic appeal. The heart of the home is the open-plan living area, creating expansive and inclusive spaces perfect for entertaining. Outside, a covered patio beckons for year-round enjoyment, while the sheer size of the block—just over 1,000m<sup>2</sup>—presents endless possibilities. Whether it's extending the property, crafting your dream outdoor entertainment area, or finally installing that pool you've always dreamed of, the expansive land offers ample space for your imagination to roam free.

**The Details:**\* Four generous size bedrooms, master with ensuite and WIR\* Functional kitchen with island bench and stainless steel appliances\* Covered outdoor entertaining space overlooking expansive rear yard\* Generously sized tiled open-plan living and dining areas\* Separate carpeted lounge/ media room \* Split system air conditioning to living room \* Ceiling fans to living room \* Security screens to majority of windows & doors\* Separate laundry with external access \* Side fence access/ potential for boat or caravan storage \* Double lock up remote garage\* 2014 build, 1002 m<sup>2</sup> block

**The Location:**Buyers will adore the fantastic location of Westfield Coomera and Costco, just under 5km away. A hub of convenience for shopping, dining, and entertainment. Plus, with a mix of private and public schools nearby, families have plenty of options for top-notch education. Getting around is a breeze thanks to accessible transport options, making daily commutes and exploring the area hassle-free. And let's not forget about the world-famous theme parks nearby, offering endless fun for both locals and tourists. For those who love to hit the road, easy access to the M1 Pacific Motorway means smooth sailing whether you're heading north or south. It's perfect for frequent commuters or anyone with a taste for adventure!

**The Investment:**Current rental market appraisal: approximately: \$725 per week Currently tenanted until: 21/07/2024 at \$670/W Council Rates : approx \$2,400 per annum Water Rates: approx \$400 per quarter

**The Disclaimer:**In the creation of this advertisement, we have made every effort to ensure the accuracy and truthfulness of the information provided. However, we assume no responsibility and disclaim all liability for any potential errors, omissions, inaccuracies, or misstatements that may arise. We strongly advise prospective purchasers to conduct their own investigations and verification of the information contained herein. Furthermore, it is recommended that buyers independently inquire about building approvals and any relevant warranties to ensure complete satisfaction and confidence in their decision. Please be advised that our editing team has solely enhanced the colour of the grass and sky in the image to improve its aesthetic appeal, without any intention to misrepresent the property in any manner.