

6 Barrington Street, Upper Coomera, Qld 4209



Sold House

Thursday, 13 June 2024

6 Barrington Street, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 692 m2

Type: House



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\$900,000

Discover immaculately maintained, split-level family living promising ultimate comfort, privacy and space. Nestled in the highly-esteemed Highland Reserve Estate, this neat home built in 2008, captures multiple living areas, a delightful master suite, 3 additional bedrooms and an outdoor entertainment option. Enter the residence and venture down just one set of stairs to uncover an unparalleled, light-filled open living space that seamlessly blends with the kitchen. Appreciate a gourmet kitchen complemented by sophisticated stone benches, a neutral colour palette and superb outlook from the window, offering captivating skyline views. Upon the third level down, take a glimpse at the ultimate versatile lounge or media style room with patio access, boasting a cosier, more private, ambience perfect for an at-home movie night or casual socialising with family and friends. Outdoors, enjoy the exclusive alfresco area, ideal for families with children or pets, accompanied by a low-maintenance yard. As the day draws to an end, value a subtle sense of seclusion at the front of the abode in the master bedroom. Featuring the optimal comfort of air-conditioning, the privacy of roller blinds, the convenience of a walk-in wardrobe and complementary service of a soothing ensuite bathroom. The additional three bedrooms also offer impressive comfort for the rest of the family, serviced by their own bathroom. Radiating unparalleled family comfort seamlessly blended with a calming modern elegance, this home also offers clever entertaining options and a versatile floorplan. Feature include:

- Modern kitchen equipped with dark stone bench tops, an electric cooktop, oven, double stainless steel sink, dishwasher and ample cabinetry with stainless finishes
- Open plan living area with off-white tiling, a ceiling fan, split-system air-conditioning roller blinds and LED downlighting
- Media room on the lower split-level storey boasting grey carpet, air-conditioning, roller blinds, a ceiling fan and access to the patio via a sliding door
- Master bedroom fitted plush carpet, roller blinds, walk in wardrobe, air-conditioning and private ensuite bathroom with neutral colour palette
- Three additional bedrooms with built in wardrobes, plush carpet, ample natural lighting, ceiling fans and roller blinds
- Covered, private outdoor patio area with fully-fenced yard
- Split-system air conditioning units in both living areas and the master bedroom
- Double lock-up garage with shade sail over the driveway for 2 cars
- Landscaped gardens and lawns
- Solar electric hot water, 3 years old
- West facing
- NBN (FTTP)
- 692m² block
- Currently tenanted to 22/10/2024 at \$750/week
- Rental Appraisal \$725-\$825 per week
- Built 2008, timber frame, render brick and Colourbond roof
- Council Rates approximately \$1,040 bi-annually
- Water Rates approximately \$240, plus usage, per quarter

Why do so many families love living in Highland Reserve?

- No body corporate
- High performing Highland Reserve State School
- Beautiful lakeside with boardwalk
- Precinct with dance schools, health services, cafes, day care and before and after school care and markets
- Tennis courts
- BBQ facilities
- Dog off-leash area
- Children's playgrounds and 190 hectares of parkland
- BMX track
- Park run events
- 10-minute drive to Coomera Westfield Shopping Centre
- 8-minute drive to M1

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