

# 62 Wildflower Circuit, Upper Coomera, Qld 4209



## House For Sale

Thursday, 9 May 2024

62 Wildflower Circuit, Upper Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 592 m2**

**Type: House**



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! Radiating contemporary living seamlessly paired with an exclusive, retreat-style entertainer. Situated in the envied Highland Reserve and primely positioned with only one neighbour at the end of a culdesac and featuring bushland backdrop, discover 592 square meters of blissful craftsmanship, clever versatility and premium privacy. The split-level residence promises a sense of luxury and optimal comfort across three bedrooms, two bathrooms and a generous wrap-around patio. Capturing modern glossy off-white tiling, impressive tall ceilings and an abundance of natural lighting, experience a unique sense of spaciousness and airiness throughout. Appreciate the contemporary kitchen complemented by a timeless island bench with stone bench tops, a sophisticated, neutral colour palette and the convenience of ample storage space. Formally dine inside or savour a casual barbecue on the huge wrap-around patio outside, framed by the nature reserve. Cherish the opportunity for down-time or a more private living space with a second, separate living space offering a cosier, more comfortable ambience. Appreciate a spacious master bedroom offering seclusion, nestled at the front end of the home, with ample natural lighting, white plantation shutters, a sizable walk in wardrobe and private, modern ensuite bathroom. At the opposite end of the abode, you will find an additional 2 comforting bedrooms, a refined main bathroom and the convenience of a laundry room, promoting functionality in 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:

- Sophisticated kitchen complemented by stone bench tops, stainless sink with gooseneck tap, electric cooktop, new oven and ample cabinetry
- Previous gas connection point to cooktop which has been disconnected but still available for future use if preferred
- Open plan living and dining room featuring glossy, large square tiling, ducted air-conditioning, ceiling fans, 3 sliding doors leading out to the patio and vertical blinds
- Lounge room offering cosier ambience, plush carpets, ceiling fan, ducted air-conditioning, sliding door leading outside and grey block-out curtains
- Master bedroom offering plush light grey carpets, white plantation shutters, ducted air-conditioning, ceiling fan, LED downlighting, a walk in wardrobe and sleek, private ensuite bathroom
- Two additional bedrooms fitted with carpets, ceiling fan, blackout curtains and built in wardrobes
- Deluxe main bathroom equipped with floor to ceiling beige tiling, a huge vanity with stone top and large enclosed shower with stainless finishes
- Laundry room with external access, stone bench tops and neutral colour palette
- Large patio area which backs onto the nature reserve
- Double lock up garage with internal access
- Ducted, zoned air-conditioning in every room
- North facing
- Solar system including 24 panels (18 of which are new)
- 2.4m ceilings on top level and tall ceilings on lower level
- 2x water tanks (5000L) with new pump
- NBN ready (FTTN)
- Electric hot water
- Council Rates approximately \$950 bi-annually
- Water Rates approximately \$255, plus usage, per quarter
- Rental Appraisal \$800-\$850 per week
- Built 2012, Style Master
- Timber frame, concrete tiled roof, rendered walls
- 592m<sup>2</sup> block

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

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.