

# 64/1 Tilbury Rise, Upper Coomera, Qld 4209

— **Coastal**

## Sold Townhouse

Saturday, 17 February 2024

64/1 Tilbury Rise, Upper Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 169 m2**

**Type: Townhouse**



Joel Madam  
0423138343

**\$690,000**

Perfectly elevated within the Tilbury Rise Estate, this modern residence has beautiful Hinterland views the moment you walk through the door. An open yet private floor plan that is versatile and functional, featuring a guest bedroom on the top floor followed with the master bedroom and third guest bedroom downstairs which is perfect for all family variations. Architecturally designed and complemented with quality fixtures and fittings throughout these stylish townhouses are aesthetically pleasing and have a luxury feel without the price tag. Key features - Upstairs: • Separate dining with hinterland views • Recently painted throughout • Living space with harmonious flow onto the undercover balcony • Guest bedroom featuring built in robe • Well equipped kitchen with ample cupboard/drawers and stone benchtops • Modern bathroom • Open plan with views from all spaces • Generous sized balcony with expansive sliding door • Air-conditioned

Key features - Downstairs: • Master bedroom featuring walk in robe, ensuite with double vanity and air-conditioned • Guest bedroom with walk in robe and direct alfresco access • All new carpet throughout • Separate Laundry • Linen cupboard • Guest bathroom with bath • Large storage room

Key features - External: • Low maintenance and perfect sized backyard - Perfect for pets and kids • Undercover alfresco • Lockable single car garage with direct house access (Has been modified into storage with epoxy flooring) • Private and secure • BBQ Area and recreational space • Visitor Parking

Location: Upper Coomera A strong family community Upper Coomera is excellent for both young couples and growing families. A short drive to major shopping centres, the Aquatic Centre, Public and Private Schools and convenient access to the Pacific Motorway and Gold Coast CBD

Outgoings: Body corporate - Approx. \$89 per week Water rates - Approx. \$450 per quarter Council rates - Approx. \$490 per quarter Rental - Approx. \$750 - \$800 per week

Disclaimer: Images are indicative only We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.