

**7 Marion Road, Upper Coomera, Qld 4209**



**House For Sale**

Friday, 26 January 2024

7 Marion Road, Upper Coomera, Qld 4209

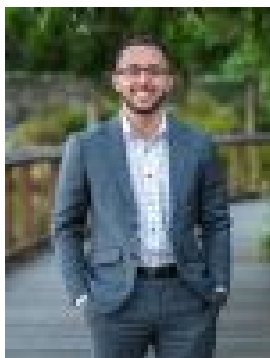
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 816 m2**

**Type: House**



Brad Wilson  
0755381555

## Auction

INSPECTIONS AVAILABLE, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Spacious enough to accommodate the entire family and impeccably renovated to an elevated standard, 7 Marion Road in Upper Coomera is the residence you've been questing for. Positioned on a generous 816m<sup>2</sup> plot of land, this expansive single-level home encompasses four bedrooms, two bathrooms, and two living areas within the main dwelling. Additionally, there's an extra bedroom, bathroom, and laundry at the western end of the house, featuring its own separate entrance if desired. This authentic 40m<sup>2</sup> dual living space is perfect for those looking to offset their mortgage, enhance rental yield, or provide independent living for a family member. The space includes a brand-new ensuite, spacious kitchenette, and room for a king-sized bed, lounge suite, and TV. The laundry ensures privacy with access from both inside and outside. Inside, the property exudes a modern coastal aesthetic, characterized by neutral tones, quality fixtures, and fittings. The oversized kitchen, serving as the heart of the home, boasts Caesar stone benches, soft-close cabinetry, German appliances, an integrated dishwasher, and brushed nickel tapware. The bathrooms feature custom wall-hung vanities, a generously sized freestanding bath, and ample cabinetry. The private patio area is expansive, perfect for large gatherings, and showcases a recently resurfaced in-ground pool with a brand-new pump and filter installed just months ago. The house is equipped with four brand-new split systems, ensuring comfort around the clock. The laundry incorporates custom cabinetry with crisp, all-white fixtures. Two living areas cater to larger families and children. A galvanized garden shed offers ample storage, and a new Colorbond roof spans the full length of the rear patio. The roof has been resurfaced and re-pointed for added durability. A 4-way hardwired security camera system enhances security throughout. Undercover parking for two cars is complemented by abundant off-street and driveway parking. The rental appraisal ranges from \$1100 to \$1300, depending on the leasing arrangement. A brief stroll takes you to Highland Reserve School, Play and Learn Day Care, and public transport. This distinctive property accommodates a diverse range of buyers and promises to impress upon inspection. Situated in one of the quietest and most sought-after locations on the Gold Coast, it provides easy access to everything you need. This stunning home will be SOLD at our online auction event Tuesday 13th February via our online/phone bidding platform! 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.

**Property Features:**

- Master bedroom with private ensuite and walk in robe
- Remaining 3 bedrooms with built in robes and ceiling fans
- Modern main bathroom
- 2 living areas in the main dwelling
- Granny flat/studio with separate entrance, kitchen and laundry
- Stone benchtops
- Soft close cabinetry
- Inground, salt and chlorine, fibreglass Pool
- Huge outdoor entertaining area
- Rental appraisal Approx: \$1100-\$1300
- Land size: 816m<sup>2</sup>
- Council rates biannually Approx. \$920
- Water rates quarterly Approx. \$250 plus water usage
- Double undercover carport
- North facing aspect
- 3 split cycle air con systems
- Electric cooktop
- Electric hot water
- Built: 1988

Why do so many families love living in Upper Coomera? - Lots of local parks, playgrounds and walking tracks. - Family friendly community. - An array of education options available: many public, private, and early learning schools to choose from. - 25-minute drive to Surfers Paradise. - Close to highway access and Coomera train station. - Just minutes from shopping centre, cafes, fast food, and restaurants. - Sporting facilities.

**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.