

# 72 Yarrambat Rise, Upper Coomera, Qld 4209

## House For Sale

Tuesday, 7 May 2024

72 Yarrambat Rise, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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## Expressions Of Interest Closing 18 May

Welcome to 72 Yarrambat Rise, Upper Coomera - This home in the highly sought after Highland Reserve is ideal for families seeking a modern comfortable lifestyle. With 4 generous-sized bedrooms and 2 bathrooms there is plenty of space for a growing family or accommodating guests comfortably. The open plan design creates a seamless flow throughout the home, perfect for quality family time and entertaining. The kitchen, being the heart of the home, is not only functional but also stylish, allowing for easy meal preparation while staying connected with the rest of the living and dining areas. The master bedroom with its own private ensuite provides a retreat to unwind and relax away from the hustle and bustle of daily life. The undercover patio extends the living space outdoors, ideal for alfresco dining, entertaining, or simply enjoying a BBQ with family and friends. Features You Will Love: - Master bedroom with walk in robe, air conditioning & ensuite- 3 additional generous-sized bedrooms all with built in robes & ceiling fans- 2 bathrooms- Double lockup garage- Modern & spacious kitchen with stone bench tops, stainless steel appliances, white gloss cupboards, walk-in pantry & gas cooking- Tiled lounge/dining area- Undercover alfresco area in the heart of the home- Low maintenance, landscaped gardens- Tenancy end date is 27 June 2024 or sooner Highland Reserve offers a wealth of amenities that cater to various aspects of family life. Enjoy the absence of body corporate fees, which can help with budgeting and financial planning. There is the high-performing State School within the community which is a significant draw for families with school-aged children. The beautiful lakeside with a boardwalk provides families with opportunities for leisurely strolls, picnics, or simply enjoying nature's beauty right at their doorstep. The availability of tennis courts, basketball courts, BMX tracks, and BBQ facilities ensures that families have ample options for staying active and enjoying outdoor activities together. The off-leash dog area caters to families with furry friends, providing a designated space for them to exercise and socialize. With 190 hectares of parkland and children's playgrounds, there's plenty of space for kids to run, play, and explore safely. Proximity to essential amenities such as the Coomera Westfield Shopping Centre and the M1 highway makes daily life a breeze. Be quick this will not last long, call Ray 0414 380 698 or Keely on 0414 420 248. Disclaimer: 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, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.