

85/2 Catalina Way, Upper Coomera, Qld 4209

SOLD STREET

Townhouse For Sale

Thursday, 23 November 2023

85/2 Catalina Way, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Expressions of interest

Stop Looking! Beautifully positioned at the far North-western corner of Stage 2 of the Catalina Park Estate, this spacious 195sqm town house with an extremely private grassed back yard is surrounded by leafy bushlands and is in a block of just 2 townhouses. The owners have bought elsewhere and are selling! Properties such as this one do not last long on the market, so please ensure you are at the first open home and one to certainly put at the top of your list. The exterior of the complex has recently been painted in modern white/grey tones and one might mistake the property for near new! With one of the larger floor plans in the complex, this home boasts a massive king size master bedroom with tinted windows and a new split air-conditioner. Downstairs the current owners have modernised the home with light grey "timber look" flooring and to bring the outside in, they have installed a large 5.4m x 2.2m colorbond Pergola so you can sit back, relax and take in the bushland views and enjoy the abundance of birdlife in your backyard. Due to the aspect, the property captures an abundance of natural light from all rooms due to its clever construction with a real feel of large bright open spaces. A large modern kitchen separates two large living areas which overlooks your private bushland setting, offering tranquillity, space and privacy to its occupants. The floor plan also allows for the front living area to be transformed into a 4th bedroom due to its separation from the rear living area (subject to Body Corporate and any necessary Council approvals). A large powder room services your family and guests downstairs. Upstairs you will be pleasantly surprised with the spacious 3 bedrooms with fans and ducted heat extractor. For your peace of mind, the Body Corporate fees also include an annual thorough termite inspection of all the properties within the complex and this home has just undergone a routine inspection. Parking is a breeze here as well, with Single Lock up PLUS lockable carport and ample parking within the estate. "Catalina Park" Estate is ideally located close to the M1, a resort style Estate featuring 3 resort style pools (one in each of the three stages), outdoor spas, and grassed BBQ areas set among landscaped gardens. Being only 2-5mins to the M1 and a variety of private and public schools and shops and the Westfield Mega Town Centre, you couldn't find a better location. Call Deborah today as the seller is committed and this is an opportunity not to be missed. Showcasing:- OWNER OCCUPIED - MOVE IN AT SETTLEMENT- Rare 2 Level Duplex with floorplan to the Estate - Approx 195sqm- PET FRIENDLY (subject to Body Corporate approval)- Exterior recently painted in modern grey/white tones- Body corporate fees approx \$86pw- PRIVATE Extreme North Eastern Corner of Stage 2 overlooking bushland with no neighbour to left or behind- Gated secured resort style Complex alongside Coomera River with 3 pools and BBQ Areas- New High Colorbond Pergola (approx 5.4m x 2.2m)- Downstairs 2 separate living areas (plus large dining)- Modern kitchen with Stone benches and appliances- Under stairs storage- 2 x Split Air-conditioning in lounge and new unit in master bedroom- Tinted windows in Master Bedroom - Large Family modern bathroom- 3 spacious large bedrooms (master with ensuite, large walk in robe), fans, blinds- Heat extraction vents- Single lock up garage with Lockable carport plus ample extra parking- Walking distance to shops and schools, only 2 mins to M1- Onsite Managers who maintain the property to a high level with beautifully landscaped gardens- approx 5mins to Coomera Town Centre, Coomera Train Station- approx 20mins to golden beaches and approx 40mins to Brisbane CBD