

88/2 Catalina Way, Upper Coomera, Qld 4209

AREA SPECIALIST

Sold Townhouse

Sunday, 13 August 2023

88/2 Catalina Way, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 200 m2

Type: Townhouse



Karen Donaldson

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Contact agent

Its Addressed: Don't miss this one before it sells on Wednesday 16th 5.15pm onsite. Modern, well presented, feature packed but affordable townhouses, with both options to move in in two months or use as a high return investment cash cow, are rarely offered for sale, so be quick and view now! THE SELLER WANTS THIS PROPERTY TO SELL AT AUCTION -BE QUICK!! Their instructions are clear: "Find out what buyers want to pay for the home, and we will set the reserve to ensure we sell!" -Viewing is strongly recommended. A highly desirable home within the sought after "Heathwood Drive Estate", with the beautiful Damian Leeding Memorial Park and Oxenford Lake and walking tracks just down the road, this gorgeous Villa has been well cared by the owner and has also been a strongly performing investment property. But the tidy tenant is vacating, so this awesome home will soon be ready and vacant for you to move on in! All the features on your check sheet are ticked, including a nice outside alfresco area, grassed and easy-care backyard with room for a pet, large master bedroom, central location to Upper Coomera, Oxenford and Helensvale, plus all the benefits of resort style living, are included within this sought after gated community. Bound to be unbeatable value and offers you a great opportunity to enjoy the best of our Gold Coast Lifestyle! This popular complex includes the resort style facilities of a large pool and secure gated residence. You will be situated in an ideal location with plenty of options for excellent government or private schooling, the new \$470 million-dollar Westfield Mega Mall is within a few minutes' drive, you have plenty of local shops nearby, close to the M1 for commuting to Brisbane or making the most of the beautiful Gold Coast beaches we have on offer. Public transport, the Theme parks are close by... Dreamworld and Movie World are only a few minutes' drive. Everything you want is right on your doorstep and new Hospitals and further awesome developments planned for this area, making your future here even more exciting! This gorgeous townhouse has been lovingly cared for by the owner and is well presented for you, enjoying a modern coastal feeling throughout, all bedrooms are good sizes with built in wardrobes and fans. The master bedroom is large and includes a spacious ensuite, and you will sleep easy throughout the year with a split system air conditioner. The home has a clever design with a large study nook area and welcoming front entrance area, lovely and spacious open plan living area which opens out into a sitting/bbq alfresco area and easy care grassed backyard, perfect for children or a pet to run around. All of the bedrooms are a great size, have ceiling fans and built wardrobes, the Master bedroom is spacious, with air-conditioning to keep you comfortable throughout the seasons, plus you also have a large ensuite. The family bathroom has both a shower and bath... you know you want one and a powder room downstairs caters for everyone downstairs and guests. There is plenty of parking with a garage, covered carport and two further driveway parking spaces and heaps of visitor parking. Some of the other fun are the beautiful resort swimming pool and sunbathing area for residents, and you will feel safe and secure within the gated resort and the un-cramped position within this friendly and quiet complex. Or as an investment property this is a wise choice to begin or add to your rental portfolio and it is so easy for you too... this estate is highly desirable in the marketplace with further growth potential and the property has been well cared for by owner, and the longstanding onsite manager. Rental Assessment is \$650pw! Very popular as a fantastically affordable, high-quality home that offers you not only superb resort style living but also the gorgeous Oxenford Lake recreational park and super handy location, for a budget that won't break the bank! Some of the many features you will love: * Pet friendly estate upon approval * Tidy and well cared for presentation * Pool within the complex * Tenancy ends shortly on 29/9/23 but tenant is actively looking to move out earlier or rental assessment is \$650pw * Spacious open plan living area with air conditioning plus large study nook area * Large Master bedroom with ensuite and air conditioning * Large family bathroom with bathtub * Outdoor sitting area and easy care, grassed, flat back yard and well fenced for pets * Split system air-conditioning, Ceiling fans * Fantastic location close to M1, Schools, shops, shopping and Damian Leeding Memorial Park & Oxenford Lake Recreational area * Low body corp * Auction Wednesday 16th, Onsite, 5.15pm, telephone bidding available Call Karen today for an early viewing on 0426 845 074