

**9 Warrandyte Street, Upper Coomera, Qld 4209**



**Sold House**

Wednesday, 12 June 2024

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**Bedrooms: 4**

**Bathrooms: 2**

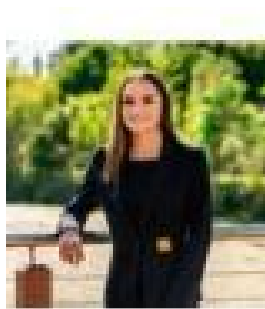
**Parkings: 2**

**Area: 640 m2**

**Type: House**



Brad Wilson  
0408601997



Tishauna Haynes  
0408601997

**\$950,000**

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Welcome to this impeccably designed 4 bedroom modern home, where contemporary sophistication meets ultimate comfort and relaxation. Situated in the desirable Highland Reserve Estate, this property offers a lifestyle of ultimate serenity and convenience. As you enter through the home, be greeted by an exclusive and secluded master suite. Capturing large windows, optimal climate control with ducted air-conditioning, a walk-in wardrobe and tranquil ensuite bathroom fitted with double basins. As you wander further into the home, appreciate an open concept design perfect for large or growing families or even entertaining, seamlessly blending the living, dining, kitchen and outdoor alfresco area. Cherish the abundance of natural light streaming through large windows and modern textures with high quality gloss white tiling. The gourmet kitchen effortlessly combines style and functionality, equipped with all the appliances you need, delivering ample bench and storage space and adorned by feature pendant lighting. Sliding glass doors blend the indoor and outdoor living, providing easy access to the expansive patio with a similar modern tiling, ceiling fans and attractive garden views. Not to mention, seek the added convenience of side vehicle access directly into the yard or potential to install a pool! The three additional bedrooms also offer a private space for family members or guests, each thoughtfully designed with comfort and style in mind. A shared bathroom with modern fixtures and a luxurious bathtub masterfully caters to these bedrooms. 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. More features include:

- Impressive kitchen with a stone L shaped island bench, feature pendant lighting, red splashback tiling, a double stainless sink with a gooseneck tap, natural gas cooktop, electric oven, dishwasher, white laminate cabinetry and stainless steel finishes
- Open plan living and dining area with gloss off-white tiling, an abundance of natural lighting, roller blinds and double sliding doors to the alfresco, lovely garden views and
- Study room or kids retreat off main living area
- Large master suite with large windows, ducted air-conditioning, carpet, a walk in wardrobe and contemporary ensuite bathroom with double basins
- Additional bedrooms with carpet and built in wardrobes
- Main bathroom complemented by a built in bathtub, modern vanity with a stonetop and large enclosed shower
- Laundry featuring direct external access
- Alfresco area with off white tiling, a ceiling fan, ultimate privacy and manicured gardens
- Double car garage
- Zoned, ducted air-conditioning in every room controlled by MyAir app
- Natural gas hot water
- 8.5kW solar system
- 640m<sup>2</sup> block with side access
- NBN ready (FTTN)
- Water tank
- West facing
- Council rates approximately \$1,200 bi-annually
- Water rates approximately \$240, plus usage, per quarter
- Built 2010
- Timber frame, rendered with tile roof
- Rental Appraisal \$840-\$880 per week

Why do so many families love living in Highland Reserve?

- No body corporate
- High performing Highland Reserve State School
- Beautiful lakeside with boardwalk
- Precinct with dance schools, health services, cafes, daycare and before and after school care and markets
- Tennis courts
- BBQ facilities
- Dog off-leash area
- Children's playgrounds and 190 hectares of parkland
- BMX track
- Park run events
- 10-minute drive to Coomera Westfield Shopping Centre
- 8-minute drive to M1

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.