

**96/1 Sauvignon Parade, Upper Coomera, Qld 4209**



**Sold Townhouse**

Thursday, 18 April 2024

96/1 Sauvignon Parade, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: Townhouse**



Brad Wilson  
0408601997



Tishauna Haynes  
0408601997

**\$700,000**

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Embrace the epitome of low maintenance, stylish and comfortable townhome living. This renovated, contemporary abode offers two generously spaced storeys, capturing a versatile floor plan and exceptional space. Enjoy the spaciousness of an open plan living room, study, modern kitchen, laundry, powder room and generous yard space downstairs, and 4 quality bedrooms complemented by a main and ensuite bathroom upstairs. Radiating a sleek, neutral colour palette and light-filled, airy ambience, seek a sense of tranquillity in every room you step into. Upon your entrance into the home, appreciate a secluded office space or private lounge area, promoting productivity and ultimate serenity. Effortlessly host guests in style with a sophisticated, renovated kitchen equipped with quality appliances, seamlessly overlooking the living space which extends out onto the patio. Appreciate the natural lighting which encompasses the room from several windows adorned with crisp white sheer curtains, and take advantage of the ultimate climate control with air-conditioning and a ceiling fan. Venture upstairs and cherish your own personal, leisurely oasis in the master suite. Enjoy a generously sized room complemented by air-conditioning, a walk in wardrobe, private balcony with backyard views and tranquil ensuite bathroom. The remaining three bedrooms and main bathroom with a bathtub also promise comfort for your children, or even guests. Finally, take a glimpse outdoors and discover a huge, flat and private grassy yard - ideal for those with young children or pets! Not to mention, the glistening in-ground pool within the complex offers unparalleled relaxing family days all summer long. 96/1 Sauvignon Parade, Upper Coomera, promises nothing short of low maintenance living without compromising on space or quality! 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 Taylah to book your inspection time. Features include:

- Renovated kitchen with marble look bench tops, white cabinetry, electric cooktop and oven, stainless sink with gooseneck tap and dishwasher
- Open plan living and dining area offering neutral tiling, air-conditioning, ceiling fan, double layered beige blackout and white sheer curtains and sliding door out to the patio area
- Study or lounge room at entrance of the home complemented by ample natural lighting, beige tiling and curtains
- Master bedroom boasting plush carpets, air-conditioning, ceiling fan, a sliding door to a private balcony overlooking the yard, curtains, walk in wardrobe and ensuite bathroom
- 3 additional bedrooms fitted with plush carpets, ceiling fans, built in wardrobes and double layered grey blackout and white sheer curtains
- Main bathroom featuring a neutral colour palette and calm ambience with neutral tiling, a bathtub and shower dup and extra wide vanity
- Downstairs powder room
- Laundry room with built in storage
- Large level, fully-fenced private yard
- Enclosed outdoor area for cat/dog formed by outdoor blinds
- Double lock-up car garage
- 2.4m ceilings
- Shared complex in-ground pool
- Split system air-conditioning in living room and master bedroom
- Electric hot water
- North-facing
- NBN ready (FTTN)
- Currently owner occupied
- Built 2004, rendered brick, fibrous cement sheeting and tiled roof
- Council Rates approximately \$1,200 bi-annually
- Water Rates approximately \$260, plus usage, per quarter
- Body Corporate fees approximately \$110 per week
- Rental Appraisal \$650-\$700 per week

Upper Coomera, a family friendly community on the Northern end of the Gold Coast, both conveniently and comfortably situated. Envy being encompassed by nature, bushland and several walking tracks, whilst being in the very near vicinity of an abundance of shops, grocery stores, hardware stores, automotive services, gyms and fitness centres and beauty facilities. Venture across the highway to Coomera Westfield, or seamlessly access the highway to visit Gold Coast's stunning beaches in under 25 minutes or the vibrance of Brisbane City in 30 minutes. Enjoy the escape from the hustle and bustle of busy family life in Upper Coomera, despite being within the advantageous surrounds of endless facilities. Discover an array of education options, from public schools, private schools and even early learning/daycare centres. Indulge yourself amongst a variety of fast and quality food options, from coffee shops to various cuisines and even health foods or sweet treats. You'll also be within a 10 minute drive to the infamous amusement parks of the Gold Coast, such as Movie World, Wet'n'Wild, Top Golf and Dreamworld. 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.