

**18 Old Kent Road, Upper Coomera, Qld 4209**

**Duplex/Semi-detached For Sale**

Wednesday, 3 July 2024



18 Old Kent Road, Upper Coomera, Qld 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Brad Wilson  
0408601997



Ezekiel Simons  
0481206441

## Auction

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Appreciate the pinnacle of comfort and convenience in this exclusive, low maintenance duplex. Perfect for first-time home buyers, those looking to downsize, or investors seeking a premium rental opportunity, this masterfully designed abode offers three spacious bedrooms, two tranquil bathrooms and impressive, private outdoor entertainment area. Epitomising stylish and affordable living, step inside into the open plan living area, capturing low maintenance tiling, an abundance of natural light and premium climate control with air-conditioning and ceiling fans. Overlooked by generously spaced kitchen, seek the opportunity to entertain or simplistic family dining. Admire the modern touch of veejay panelling along the bench, sleek stainless steel finish and accommodating appliances. Extending effortlessly to a patio and deck that blurs the lines between indoor and outdoor living, allow natural breeze to immerse the home. Host barbecues with guests and spend afternoons simply unwinding in your own secluded slice of an oasis. Each bedroom is also thoughtfully designed for optimal comfort, boasting built-in wardrobes, ceiling fans, and blinds. The master suite includes a generously space private ensuite with serene tones whilst the shared main bathroom provides convenience for the whole family, complemented by a bathtub. 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. Features include:

- Renovated kitchen with veejay panelled bench top with laminate tops, white pendant lighting, double stainless steel sink, electric cooktop and oven
- Living space upon entrance with split-system air-conditioning, ceiling fan, tiling, vertical blinds and a sliding door out to the patio
- Main bedroom with carpet, built in wardrobe, ceiling fan and curtains
- Ensuite bathroom with generous laminate vanity, enclosed shower and blue/white tiling
- Two additional bedrooms with carpet, built in wardrobes, ceiling fans and vertical blinds
- Main bathroom featuring a built in bathtub, laminate vanity with stainless finishes, horizontal blinds and large enclosed shower
- Low maintenance covered patio
- Decked outdoor entertainment area with shade sails, off the patio
- Double car garage and shade sail in driveway
- 2.4m ceilings
- Low maintenance gardens
- Crimsafe screens
- North-east facing
- 10 panel solar system
- Solar hot water
- Built 2003
- Timber frame with tiled roof
- Council Rates approximately \$980 bi-annually
- Water Rates approximately \$260, plus usage, per quarter
- Insurance approximately \$1,160.24 per annum
- Rental Appraisal \$670-\$710 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, privateschool 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.