

# 10 Prominent Crescent, Upper Coomera, Qld 4209



## House For Sale

Saturday, 29 June 2024

10 Prominent Crescent, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 637 m2

Type: House



Brad Wilson  
0408601997



Tishauna Haynes  
0408601997

## 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! Discover the perfect family haven in this expansive property, effortlessly blending space, potential, and versatile design. Located in the sought-after suburb of Upper Coomera with an abundance of surrounding facilities, this home boasts multiple living areas, four generously sized bedrooms, two bathrooms, and double lock up garage. Whilst offering a sense of privacy and tranquillity, seek value in an expansive, fully-fenced yard with ample flat space and premium side access situated on a prime 637 square meter corner block. At the centre of this inviting home, discover an unrivalled family living area, encapsulated by natural light, air conditioning and the ultimate airflow from ceiling fans and double sliding doors that lead to the patio, providing year-round comfort. Low-maintenance tiling and privacy-enhancing vertical blinds add to the home's cosy charm. For more casual settings, retreat to the separate lounge room for the perfect movie night ambience or simple down time. The upgraded kitchen provides the prime opportunity to entertain, featuring a generous island bench, ample cabinetry and quality stainless steel finishes. As the afternoon approaches and the air cools, step outside to the welcoming outdoor patio area, ideal for alfresco dining - host a barbecue with friends or spend your afternoons watching the kids play in the abundance of yard space. The spacious master bedroom is complemented by a private ensuite, offering exclusivity for the homeowners, as well as built in wardrobe space. The two additional bedrooms are also designed with comfort in mind, each featuring built-in wardrobes, plenty of natural light, and ceiling fans. The main bathroom includes a built-in bath, ideal for those with kids, as well as a separate shower, and a separate toilet for added convenience. 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:

- Two living areas
- Refurbished kitchen with bottled gas cooktop
- Three generous bedrooms with built in wardrobes
- Bathrooms freshly painted
- Pergola area
- Double car garage
- Split system air-conditioning units in the living room and master bedroom
- Ceiling fans throughout
- Garden shed
- NBN (FTTN)
- 2.4m ceilings
- South facing
- Electric hot water
- Water tank for external use
- Built 2009, Jefferson Property
- Brick veneer, concrete roof and timber frame
- Council Rates approximately \$1,050 bi-annually
- Water Rates approximately \$250, plus usage, per quarter

Tenanted to August 2024 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.