

16 San Gabriel Crescent, Upper Coomera, Qld 4209



House For Sale

Wednesday, 26 June 2024

16 San Gabriel Crescent, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 516 m2

Type: House



Brad Wilson
0408601997



Shane Perry
0756211507

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! Reflecting contemporary design and a flexible floorplan, discover comfortable living nestled amidst the highly sought after and abundantly accommodating Highland Reserve Estate. The single storey residence, primely situated on a corner block, simply encapsulates luxe family living across two versatile living spaces, four private bedrooms and two elegant bathrooms. Appreciate the soothing, coastal ambience, refreshing abundance of light and seamless blend of the inside with the out. Upon entering, you'll appreciate a minimalist aesthetic, featuring low-maintenance timber floating floors and endless natural light immersing the home. Appreciate a secluded, comfortable media room at the front of the abode - perfect for a family movie marathon or fun-filled games night. As you venture further into the home, discover an open-concept layout seamlessly blending the kitchen, dining and living area with the outdoor entertaining space. Appreciate a unique sense of fluidity, with warm timber flooring and floor to ceiling white sheer curtains, effortlessly blending the sophisticated interior with the outdoors. The contemporary kitchen is perfect for hosting guests in style, featuring a large stone island bench adorned by pendant lighting, a neutral colour palette and sophisticated stainless steel finishes. Formally dine and or casually socialise in this stylish, open space. Relax in the privacy of your covered patio area, ideal for summer afternoon barbecues or watching the kids play in the easy-care grassy yard with palm springs aesthetic gardens. Value the potential in space provided, with the prime opportunity to install a pool and even build a shed! As the day draws to a close, take advantage of the master suite strategically positioned separately, at the far end of the home, complemented by a grand walk-in wardrobe and sophisticated ensuite bathroom. The three additional bedrooms are equally inviting for family, or guests, complete with ceiling fans, blinds for privacy, and built-in wardrobes for convenience. The well-appointed main bathroom features stylish white and neutral tiling, a modern floating vanity with a stone bench top, luxurious bathtub, and a large shower with refined stainless finishes. From the unparalleled design to the impeccable craftsmanship, this contemporary residence offers an attractive lifestyle for any family. 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 Shane to book your inspection time. More features include:

- Statement kitchen complemented by an island bench with stone bench tops, pendant lights, a double stainless sink, black glass splashback, electric cooktop, oven, ample cabinetry and stainless steel finishes
- Open plan living and dining room featuring floating timber floors, ample natural lighting, floor to ceiling white sheer curtains, air-conditioning, ceiling fans, vertical blinds and sliding doors out to the patio
- Media room at the front of the abode showcasing carpets and white plantation shutters
- Master bedroom offering carpets, air-conditioning, a ceiling fan, walk in wardrobe and ensuite bathroom
- Three additional bedrooms fitted with carpets, ceiling fans, vertical blinds and built in wardrobes
- Deluxe main bathroom equipped with beige and white tiling, an enclosed shower, floating white vanity with stone bench top, built in bathtub and stainless steel finishes
- Separate toilet
- Laundry room with external access
- Outdoor entertainment area
- Low maintenance, full-fenced grassy yard with side access
- Double lock up garage plus driveway space for additional off-street parking
- Split system air-conditioning units in the living room and master bedroom
- Electric cooktop, however, plumbed with option to convert to natural gas
- North-east facing
- 2.4m ceilings
- Chemical termite barrier
- NBN ready (FTTP)
- Natural gas hot water
- Council Rates approximately \$1,200 bi-annually
- Water Rates approximately \$230, plus usage, per quarter
- Rental Appraisal \$800-\$840 per week
- Owner occupied
- Built 2016
- Timber frame, rendered, cladding and tile roof
- 516m² block

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, day care 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.