

# 23 Abercrombie Crescent, Upper Coomera, Qld 4209 **RayWhite**

## House For Sale

Sunday, 23 June 2024

23 Abercrombie Crescent, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 640 m2**

**Type: House**



Brad Wilson  
0408601997



Tishauna Haynes  
0408601997

## JUST LISTED!

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 a stunning statement of contemporary styled, luxurious living in this exquisitely renovated Highland Reserve residence. Situated on a low-maintenance, yet generously sized, 640 square metre block, this property has been masterfully designed across two living areas, four bedrooms, two bathrooms, a captivating outdoor entertainment area with impressive skyline views and a coastal luxe pool. Enjoy sun-drenched interiors, an elegant colour palette and modern textures, presenting the perfect family home with ample space, high-end finishes and sophisticated ambience. Discover the heart of the home's interior in the statement kitchen overlooking the spectacular openness of the living area which seamlessly blends to the outdoors. Appreciate modern dark laminate benchtops, gas cooking and ample cupboard space complemented by sleek stainless steel finishes. The open living and dining area offers an unparalleled blend of functionality and style complete with low maintenance floating flooring, an abundance of natural light and phenomenal airflow from the elevated block. Not to mention, take advantage of air-conditioning, roller blinds, and double sliding doors providing direct access to the phenomenal outdoor entertainment area and pool. Take entertaining to new heights on the stunning outdoor patio and extended deck, featuring a fresh outlook and built in outdoor kitchen area. Spend days lazing around in the sun-kissed pool surrounded by tropical palms and treat guests to a casual barbecue to top off a perfect afternoon. As the day draws to an end, cherish the separate, cosy lounge room space, perfect for family movie night! The large master suite also promises modern comfort, situated at the front of the abode featuring a walk-in wardrobe and a refined ensuite bathroom. The three additional bedrooms are well appointed for family and guests, each with built-in wardrobes, luxe grey carpets, ceiling fans, and beige textured roller blinds. The stunning main bathroom is designed with a modern grey colour palette, stone vanity, a generous built-in bath and large shower with floating glass. 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:

- Kitchen capturing dark laminate bench tops, a double stainless sink with gooseneck tap, stainless dishwasher, gas 5 burner cooktop, electric oven and stainless steel hardware
- Open living and dining area featuring floating flooring, ample natural lighting, LED downlights, air-conditioning, ceiling fans, textured roller blinds and double sliding doors out to the outdoor entertainment area
- Lounge room capturing quality grey carpets, a ceiling fan, air-conditioning and cosy ambience
- Large master suite with a walk in wardrobe, grey carpet, a ceiling fan, beige roller blinds, block out curtains and a generous ensuite bathroom
- Three additional bedrooms with built in wardrobes, grey carpets, ceiling fans and beige textured roller blinds
- Stunning main bathroom complemented by a modern grey colour palette, stone look vanity with a black stone top, a huge built in bath, large enclosed shower with floating glass and stainless steel finishes
- Separate toilet room
- Laundry room with built in cabinetry and external access
- Huge covered outdoor entertainment area, combining tiles and decking, offering impressive skyline views and built in kitchen area
- Inground 6m x 3m fibreglass pool with salt chlorinator framed by tropical palms and faux grass
- Double car garage and double carport with shade sails
- Garden shed
- Split system air-conditioning in the main living & dining area, plus ceiling fans throughout
- 2.4m ceilings
- Manicured gardens and fully fenced backyard
- North-west facing
- 5kW solar system (24 panels)
- Gas, natural
- NBN (FTTP)
- Built 2009, Orbit Homes
- Rendered brick, tiled roof and timber frame
- Owner occupied
- Council Rates approximately \$1,070 bi-annually
- Water Rates approximately \$270, plus usage, per quarter
- 640m<sup>2</sup> block
- Rental Appraisal \$1,000-\$1,050 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, 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.