

# 23 Wildflower Circuit, Upper Coomera, Qld 4209



## House For Sale

Wednesday, 26 June 2024

23 Wildflower Circuit, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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! Radiating elegance seamlessly blended with optimal family comfort. Situated in the envied Highland Reserve Estate, discover masterfully designed grandeur from soaring 3 metre ceilings, contemporary timber look vinyl floors and a tranquil bushland backdrop in this split-level residence. Appreciate open plan living, 4 relaxing bedrooms, two tranquil bathrooms and a casual media style room. Discover an intimate ambience upon your entrance into the home, in the media room, ideal for family movie night! Venture further into the home and witness the beating heart of the home unfold. From the gracefully draped pendant lighting, deep grained timber cabinetry and stone bench tops, to the sweeping ceilings, luxe sense of spaciousness and seamless flow out to the patio. Enjoy a barbecue, watch the kids play in the yard or simply sit and appreciate the nature reserve that neighbours your backyard. As the day draws to an end, marvel at the sophisticated master suite sharing a grand walk in wardrobe and serene ensuite bathroom with double basins and high-end finishes. For those with children, who work from home or simply love inviting guests to stay, take advantage of the additional three bedrooms offering optimal comfort, complemented by their own refined bathroom capturing a bath tub. This meticulous home is flawless - come check it out today before it's gone! 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:

- Dining/living area boasting 3 metre ceilings, air-conditioning, timber look vinyl flooring, built in desk in wall recess and sliding doors leading out to the patio
- Kitchen featuring an island bench with stone bench tops, feature pendant lighting, timber look and light brown cabinetry, double stainless sink with black gooseneck tap, induction cooktop, oven and dishwasher
- Media style room with split system air-conditioning unit, plush carpets and roller blinds
- Master bedroom capturing plush grey carpets, a split-system air-conditioning unit a ceiling fan, walk in wardrobe, bushland views and a private ensuite bathroom with a double vanity
- 3 additional bedrooms offering plush grey carpets, ceiling fans, mirrored built in wardrobes and roller blinds
- Main bathroom capturing timber look floating vanity, a sizeable bathtub, separate enclosed shower and timber vanity with stone top and stainless finishes
- Laundry room with stone top basin and external access
- Covered patio with bushland backdrop
- Crimsafe on back sliding doors and front door
- Double car garage with epoxy flooring
- 4x hardwired security cameras
- East facing
- Natural gas hot water
- NBN (FTTP)
- Currently owner occupied
- Council rates approximately \$950 bi-annually
- Water rates approximately \$255 per quarter, plus usage
- Rental Appraisal \$750-\$800 per week
- Built 2011, Cougar Developments
- Timber frame, rendered brick and Colourbond roof

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.