

3 Garawarra Crescent, Upper Coomera, Qld 4209



House For Sale

Sunday, 23 June 2024

3 Garawarra Crescent, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 599 m2

Type: House



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Auction

Appreciate a family-orientated sense of elegance seamlessly blended with practicality and comfort. Across two generously spaced storeys, the four bedroom statement corner residence, with an impressive street appeal, boasts multiple living areas, providing both formal and casual entertainment options. Situated in the enviable Highland Reserve Estate, discover a home devoting its craftsmanship to impeccable entertaining and a versatile floorplan. Upon your entrance into the home, be greeted by double cast iron gates and double timber doors, creating a grand yet inviting ambience. At the front of the abode, seek a secluded office space, ideal for those who opt to work for home in a comfortable environment. Step into the heart of the home where the exceptional kitchen lies, overlooking the openness of the dining and living spaces. Effortlessly entertain and venture out to the exclusive alfresco area - enticing you to a family barbecue or peaceful afternoon of relaxation. Enjoy an indulgent master suite, solely positioned downstairs and complemented by a tranquil ensuite bathroom featuring the luxury of double basins. The remaining bedrooms are primely positioned upstairs, also offering the optimal comfort of ducted air-conditioning, built-in wardrobes and a complimentary main bathroom fitted with a bathtub. Not to mention, admire the incredibly spacious, yet cosy media room, nestled upstairs and providing the ultimate in-house theatre room. More features include:

- Statement kitchen featuring neutral stone bench tops, white splashback tiling, a double stainless steel sink, natural gas cooktop, oven, dishwasher, pantry and stainless steel finishes
- Open living and dining room with off-white tiling, horizontal blinds, ducted air-conditioning and a sliding door leading out to the patio
- Lounge room offering carpet, dark painted walls, block out curtains, a ceiling fan and built in projector
- Spacious, separate office room
- Generously sized master suite downstairs complemented by timber-look laminate flooring, ducted air-conditioning, ceiling fan, roller blinds, a double built in wardrobe and ensuite bathroom capturing double basins
- Three additional bedrooms all upstairs offering built in wardrobes, carpet, ducted air-conditioning, ceiling fans and dark roller blinds
- Main bathroom boasting a bathtub, separate enclosed shower and white vanity with stainless steel finishes
- Downstairs powder room
- Laundry room with external access and plenty of storage space
- Ducted, zoned air-conditioning throughout
- Covered alfresco area offering off-white tiling and a side gate
- Manicured lawns and gardens with appealing street perspective
- West facing
- Double car garage with additional parking at the rear, ideal for a caravan or trailer
- NBN (FTTP)
- Natural gas hot water
- Solar system
- Tenanted to 31/03/2025 at \$900/week
- Prime 599m² corner block
- Built 2008, AV Jennings
- Rendered brick, concrete tile roof and timber frame
- Council Rates approximately \$1,000 bi-annually
- Water Rates approximately \$230, plus usage, per quarter
- Rental Appraisal \$900-\$920 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

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