

# 5 Chinaberry Crescent, Upper Coomera, Qld 4209



## House For Sale

Friday, 24 May 2024

5 Chinaberry Crescent, Upper Coomera, Qld 4209

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 844 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! Exuding sophistication and impressive contemporary design, this Clarendon Home built in 2013 epitomises prime family living and optimal entertainment opportunity. Set on a generous 844 square metre corner block with the rare potential and space to develop a granny flat or shed, appreciate a tranquil bushland panorama across the street and impressive skyline views of the Gold Coast off your patio. The impeccable interiors, soaring ceilings, and abundance of windows combine harmoniously to welcome natural lighting and take advantage of these breath-taking views, cultivating an exclusive atmosphere of serenity and spaciousness. The highlight of the home, the kitchen, is a chef's paradise, adorned with stunning grey stone waterfall benchtops and gas cooking, complemented by the convenience of a dishwasher and a spacious butler's pantry. The expansive open-plan living and dining area, featuring modern grey tiling, ducted air-conditioning, and soaring 2.7m ceilings, effortlessly extends onto the patio through large sliding doors, inviting the outdoors in. Step outside to the impressive outdoor patio area, perfect for alfresco dining and entertaining, subtly complemented by the privacy of tropical gardens. Enjoy warm summer nights relaxing outdoors and make the most of family barbecues. Movie night awaits in the dedicated theatre room, complete with double sliding doors offering seclusion, plush carpeting, and ducted air-conditioning. For quieter moments or a casual sitting space, the lounge room at the entrance offers an abundance of natural light and stylish grey tiling. As the day draws to a close, retreat to the luxurious master bedroom upstairs, boasting ducted air-conditioning, and an ensuite bathroom adorned with double basins and a lavish bath tub. Upstairs, another lounge room provides a separate serene space for relaxation between the bedrooms. The additional bedrooms, all featuring carpet, ducted air-conditioning, and built-in wardrobes, offer comfort and privacy for the remainder of the family. A versatile fifth bedroom downstairs, with a built-in wardrobe, could also serve as a study for those who wish to take advantage of working from home. This contemporary masterpiece speaks for itself - come check it out today before you miss your opportunity! 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:

- Huge kitchen capturing stunning off-white stone waterfall bench tops, a gas cooktop, oven, dishwasher and butlers pantry
- Open plan living and dining area featuring modern gloss ivory tiling, ducted air-conditioning, large sliding doors out to the patio and tall 2.7m ceilings
- Theatre room fitted with double sliding doors, carpet, ducted air-conditioning
- Lounge room at the entrance of the home offering an abundance of natural lighting and ivory tiling
- Master bedroom featuring built in mirrored wardrobes, carpet, ducted air-conditioning and a sophisticated ensuite bathroom containing double basins and a luxurious bath tub
- Lounge room upstairs between the the bedrooms
- 3 additional bedrooms complemented by plush carpets, ducted air-conditioning, sheer curtains and built in wardrobes
- 5th bedroom, or potential study, downstairs, with a built in wardrobe
- Main bathroom featuring a sleek colour palette, double basins, enclosed shower, built in bath and laundry shoot down to the laundry room
- Downstairs bathroom offering a third shower and toilet
- Impressive outdoor patio area with picturesque skyline views of Surfers Paradise
- Ducted air-conditioning - 3 zones with heating and cooling in every room
- High ceilings - 2.7m downstairs and 2.5m upstairs
- Double lock-up garage with internal access
- NBN (FTTN)
- Bottled gas hot water
- West facing
- Physical termite barrier
- Generous 844m2 corner block with potential for a second dwelling/granny flat/shed, no easements
- Council Rates approximately \$1,200 bi-annually
- Water Rates approximately \$240, plus usage, per quarter
- Built 2013, Clarendon Homes
- Timber frame, concrete tile roof, rendered brick walls
- Rental Appraisal \$1,100-\$1,200 per week

Why do so many families love living in Coomera Springs? Vision, design, and an emphasis on quality converge here in a master-planned community where the focus is on lifestyle freedom, convenience, and enjoyment. More than 30% of the estate is dedicated to environmental space, creating a special community for over 1000 spectacular residential lots. Large builder-friendly home sites are complemented by a feature lake, extensive parkland and recreation areas, waterscapes and wetlands, boardwalks and nature trails, barbecues, and picnic facilities - plus convenient access to shopping (Coomera Westfield) & leisure, transport, and education.

- No body corporate fees
- Every home is different and unique
- The estate has lots of elevation, cool breezes and views of the greenery, hinterland, and Gold Coast coastline.

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

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