

53 Nicola Way, Upper Coomera, Qld 4209



House For Sale

Wednesday, 26 June 2024

53 Nicola Way, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 670 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! Experience an unrivalled family residence in this generous property that seamlessly combines space, potential and a versatile design. Nestled in the hot suburb of Upper Coomera, this home features multiple living spaces, four spacious bedrooms, two separate bathrooms, and an enormous, fully-fenced yard with a unique amount of flat space and premium side access, offering ultimate privacy and tranquillity. The heart of this heart-warming abode is its open-plan living area, bathed in natural light and equipped with ceiling fans and double sliding doors connecting the patio for all year-round comfort. The low-maintenance tiling and privacy-providing vertical blinds enhance the home's comfortable aspect. Overlooking this space is the fully-equipped kitchen, perfect for effortless entertaining. Enjoy laminate benchtops, generous cabinetry, electric cooking, a dishwasher, and quality stainless steel finishes. Step outside to the inviting outdoor patio area, ideal for alfresco dining and entertaining, with the unparalleled serenity of no back neighbour. For more casual settings, retreat to the separate lounge room, featuring carpets, split-system air-conditioning and blackout blinds for the perfect movie night ambience. The generously sized master suite is complete with a personal ensuite bathroom, providing exclusivity for the homeowners. The three additional bedrooms are also designed with comfort in mind, each featuring built-in wardrobes, ample natural light, and ceiling fans. The main bathroom offers a built in bath for optimal relaxation or play time for the kids, a separate enclosed shower and a separate toilet for added convenience. 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:

- Open dining room, overlooked by the kitchen, with double sliding doors out to the alfresco area, a ceiling fan, vertical blinds and ample natural light
- Separate carpeted lounge room area with a ceiling fan and split-system air-conditioning
- Kitchen featuring laminate bench tops, ample cupboard space, a double stainless sink, microwave space, electric cooktop and oven
- Master bedroom fitted with carpet, a ceiling fan, walk in wardrobe and private ensuite bathroom
- 3 additional generous bedrooms with carpet, a ceiling fan, vertical blinds and large windows allowing ample natural light to fill the home
- Main bathroom offering soft blue and white tiling, a built in bathtub, laminate vanity and large enclosed shower with stainless steel tapware
- Outdoor entertaining area looking into the yard
- Double lock up garage with additional parking in driveway
- 2.7m ceilings
- New ceiling fans throughout
- Flat 670 sqm block, south-east facing
- Huge fully-fenced yard bursting with potential
- New 250L solar hot water
- Brick home with tile roof
- Water tank for external use
- No easements
- Chemical termite barrier
- NBN ready (FTTN)
- Built 2004, Lendlease Construction
- Tenanted to 10/10/2024
- Rental Appraisal \$740-\$770 per week
- Council Rates approximately \$1,200 bi-annually
- Water Rates approximately \$240, plus usage, per quarter

Upper Coomera, a family friendly community on the Northern end of the Gold Coast, both conveniently and comfortably situated. Envy being encompassed by nature, bushland and several walking tracks, whilst being in the very near vicinity of an abundance of shops, grocery stores, hardware stores, automotive services, gyms and fitness centres and beauty facilities. Venture across the highway to Coomera Westfield, or seamlessly access the highway to visit Gold Coast's stunning beaches in under 25 minutes or the vibrance of Brisbane City in 30 minutes. Enjoy the escape from the hustle and bustle of busy family life in Upper Coomera, despite being within the advantageous surrounds of endless facilities. Discover an array of education options, from public schools, private schools and even early learning/daycare centres. Indulge yourself amongst a variety of fast and quality food options, from coffee shops to various cuisines and even health foods or sweet treats. You'll also be within a 10 minute drive to the infamous amusement parks of the Gold Coast, such as Movie World, Wet'n'Wild, Top Golf and Dreamworld.

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.