

**9 Denise Drive, Upper Coomera, Qld 4209**



**House For Sale**

Wednesday, 10 July 2024

9 Denise Drive, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 714 m2**

**Type: House**



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## 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 effortless style and comfort in this expansive, exclusive retreat, boasting endless quality finishes and promising an idyllic family-friendly lifestyle. At 9 Denise Drive, versatility meets masterful design and craftsmanship nestled amongst the leafy surrounds of Upper Coomera and boasting captivating skyline views. The secluded haven delivers convenience across three separate living spaces, four private bedrooms, two bathrooms and two outdoor entertainment options. Step inside and be instantly impressed by the open-concept living, featuring glass sliding doors seamlessly opening onto a balcony with an impressive outlook offering glimpses of perfect sunrises and pink sunset skies. The generous kitchen offers a chef's delight, with quality stone bench tops, neutral cabinetry and sophisticated stainless steel finishes. Overlooking the living spaces, the kitchen makes hosting and family gatherings a breeze. The adjacent lounge room exudes warmth with its timber laminate flooring and natural lighting, whilst offering a sense of cosiness with block out blinds, ideal for family movie night. Not to mention, discover the ultimate kids retreat downstairs, catering for the three bedrooms and main bathroom, with exclusive access to the patio and fire pit. The master bedroom is secluded from the other bedrooms, situated on the upper storey, providing a tranquil retreat, complemented by a walk-in wardrobe and private ensuite bathroom. Appreciate waking to impressive views from your window and unique sense of serenity the entire home has to offer. Marvel at the immaculately landscaped gardens, creating a calming backdrop for outdoor living. More features include:

- Contemporary kitchen offering beige stone bench tops, a double stainless sink, off white cabinetry, electric Blanco cooktop, oven and dishwasher
- Open plan living and dining room capturing low maintenance floor tiling, feature pendant lighting, air-conditioning and sliding doors out to the balcony
- Lounge room showcasing warm timber laminate flooring, air-conditional, vertical blinds and cosy ambience
- Downstairs family room including speaker stands and sound system stand, grey tiling, white plantation shutters and sliding doors out to the patio
- Master bedroom complemented by a walk in wardrobe, ceiling fan, ample natural lighting and ensuite bathroom
- Three additional bedrooms fitted with near-new timber laminate flooring, ceiling fans, vertical blinds and built in robes
- Tranquil main bathroom boasting a large bath tub, generous shower with detachable shower head and stainless steel finishes
- Laundry room
- Balcony off the living upstairs with captivating views and white plantation shutters to close in the space
- Outdoor patio area downstairs and fire pit area surrounded by faux grass
- Completely landscaped with rock walls, stones and pebbles
- Double automatic lock-up garage, plus single carport and open parking space
- Exclusive access and security via private driveway (no public access)
- 2.4m ceilings
- Two new split system air conditioning units in living room and lounge room
- 6.6kW solar system, under 5 years old
- New pressure control valve (water supply)
- Shed (with hanging rack and shelving) and two workshop areas (side workshop with galvanised cupboard with extra deep shelving)
- Vegetable garden (mock orange, lily pilly, pandanus, canes, foxtail, lemon scented myrtle, lady finger bananas, limes, pineapple, mulberry)
- Under stair storage - large space
- New, electric hot water system
- Panoramic views with North Eastern aspect
- NBN (FTTN)
- Physical termite barrier
- 714m<sup>2</sup> block, no easements
- Currently owner occupied
- Council Rates approximately \$980 bi-annually
- Water Rates approximately \$250 per quarter, plus usage
- Built 2007, rendered brick veneer, timber frame, slab on ground, Colourbond roof
- Rental Appraisal \$880-\$920 per week

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 school 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.