



## Townhouse Ready For New Owner



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## 40/1 Grange Boulevard, Upper Coomera

Sold for \$629,000 (Oct 08, 2024)

Nestled in Upper Coomera, this complex offers a retreat from the hustle and bustle of main roads. Its location provides residents with the best of both worlds: access to urban amenities while enjoying suburban living. Surrounded by greenery and shielded from traffic noise. Enjoy a morning coffee on the balcony or take a leisurely stroll through nearby parks-this complex offers.

Each bedroom is thoughtfully designed to ensure space and comfort. The master bedroom features an ensuite bathroom, adding an extra layer of convenience and privacy. Whether you're rushing through your morning routine or indulging in a relaxing evening soak, the ensuite elevates everyday living.

Adding to the property's appeal is a double garage, providing secure parking for your vehicles. This feature not only offers convenience but also ensures peace of mind, knowing your cars are protected from the elements and potential security concerns. Whether you need to safeguard your vehicles or store outdoor equipment, the double garage enhances the property's practicality and value.

### Property Features:

- Kitchen with walk in pantry

<b>Property ID:</b>	L803161
<b>Property Type:</b>	Townhouse
<b>Building / Floor Area:</b>	115
<b>Garages:</b>	2
<b>Land Area:</b>	119.0 sqm

### Nathan Deegenaaars

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- A/C to main living areas
- Fans throughout all the bedrooms
- Main bedroom with ensuite and access to backyard
- Second bedroom featuring access to backyard
- All bedrooms have built in wardrobes
- Views to city skylines on your private balcony
- All living & bedrooms on one level

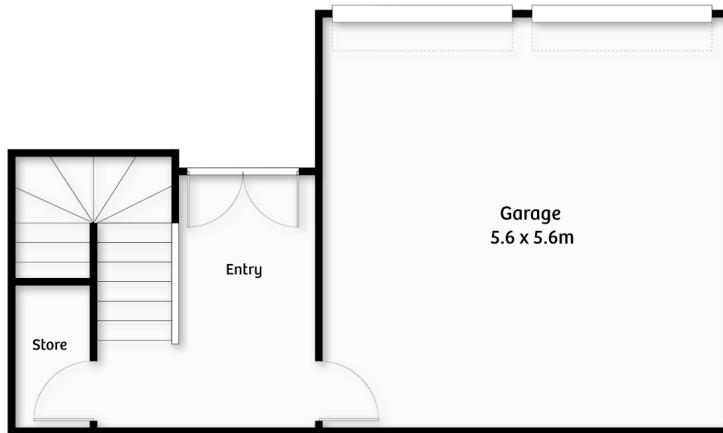
Complex Features:

- Approx 123 Townhouses in the Complex
- Onsite managers
- Swimming pool area
- BBQ Facilities and recreational area around swimming pool with security access
- Positioned away from any main roads
- Fibre to the Node (FTTN) NBN technology used

Don't miss out on this fantastic opportunity to secure a this property in a sought after location. Contact us today to arrange a viewing.

Disclaimer: All the information provided to you in our marketing material, has been sourced from third parties, and effort has been made to ensure the accuracy and thoroughness, please note we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Raine and Horne Coomera

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Total covered floor area approx : 175m<sup>2</sup>

**Raine&Horne.**

**40/1 Grange Boulevard, Upper Coomera**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

