



Ready For New Owners To Move Straight In



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31/2 Tuition Street, Upper Coomera

Sold for \$708,000 (Aug 06, 2024)

This beautifully updated home combines modern living with a warm, inviting atmosphere, perfect for families and those who love to entertain. With fresh paint throughout and brand-new carpets, this residence feels like new and is ready for you to move in and make it your own.

Step out onto the massive merbau timber deck, an ideal space for hosting gatherings, weekend barbecues, or simply enjoying a quiet evening. The deck overlooks a charming pizza oven, perfect for creating delicious homemade pizzas and memorable moments with family and friends. The expansive backyard provides plenty of room for kids to play and explore, making it a fantastic space for outdoor activities. With convenient side access, it's easy to bring in bikes, toys, or even a small trailer.

The open-plan living area features beautiful hybrid flooring that is both stylish and durable, complemented by new ceiling fans to keep you comfortable throughout the year. The natural light floods the space, creating a bright and welcoming environment. Enjoy year-round comfort with ducted air conditioning upstairs, ensuring that every room stays cool in the summer months. The thoughtful layout allows for privacy and relaxation when you need it most.

Features:

Property ID:	L808604
Property Type:	Townhouse
Building / Floor Area:	155
Garages:	1
Carports:	1
Open Parking:	2

Nathan Deegenaaars
0415 382 422
nathan.deegenaaars@coomera.rh.com.au

- Ducted A/C Upstairs
- Merbau Timber deck which allows plenty of entertainment
- Only one adjoining neighbour
- Side access as well as extra room down the side of the property great for kids or small pets
- Recently repainted throughout
- New hybrid flooring downstairs
- New carpets upstairs

Property Features:

- Built Approx. 2000
- North West Aspect
- nbn® Fibre to the Node (FTTN)
- Positioned at the back of the Complex
- Solar System

Complex Features:

- 48 Properties in Complex
- Gated Community
- Large Swimming Pool
- BBQ facilities
- Large gated play area around swimming pool
- Small Gym

Located in the sought-after suburb of Upper Coomera, you'll have easy access to schools, shopping, parks, and public transport. The community offers a family-friendly vibe with plenty of amenities nearby, below are some of the reasons owners call Upper Coomera Home.

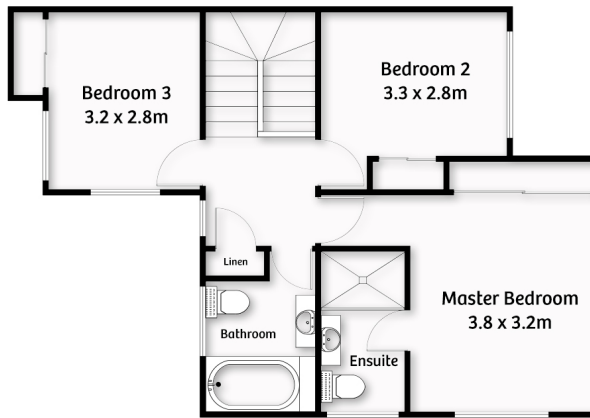
- New Woolworths along Reserve road (soon to be opened)
- Doctors facilities within walking distance at Brygon Creek Medical & Upper Coomera Medical Centre
- Upper Coomera State College within walking distance

- Saint Stephens College within Walking Distance
- Coomera Anglican College within Walking Distance
- Assisi Catholic College within walking distance
- Plenty of Walking tracks as you walk outside the complex
- Coles Shopping Centre within walking distance
- Upper Coomera Library & swimming complex within a short walking distance
- Public parks & BBQs all within a short walking distance
- Costco Shopping Centre 8 mins Drive
- Coomera Westfield 8 mins Drive

This stunning property is perfect for families seeking a modern, comfortable home with an entertaining twist. Don't miss out on this incredible opportunity to secure your dream home!

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 floor area approx : 155m²

Raine & Horne®

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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.

