



SOLD

BIG PRICE REDUCTION --REALISTIC OWNERS MEET THE MARKET "METRICON " MAGIC -- QUALITY ,SOPHISTICATION & OUTSTANDING STYLE

Celebrating architectural excellence, premium quality steel frame construction and its elevated picturesque setting in a quiet cul-de-sac, this seven year old meticulously maintained Metricon built home with high ceilings on nearly 1,600 square m2 enjoys sweeping horizon views all the way across to Surfers Paradise.

A smart manicured streetscape sets the tone for the remainder of the home which is nothing short of stunning. An over-sized front door opens into a wide foyer - instant impact with a changing color palette and gleaming Spotted Gum floorboards, quickly opening to reveal the epitome in open plan living design. To one side a family living spills out through bi-folds to spectacular Balinese recreation, dominated by a huge water feature. To the other an open study or multi-purpose room divides three beautiful bedrooms with built-in wardrobes.

Presiding over the family lounge and dining area which unfold outdoors to impeccable scenic undercover entertaining, the brilliantly equipped stainless steel and Caesarstone-benched kitchen and butler's pantry connect with the laundry, powder room and abundant cupboard space.

The sumptuous king-size master suite features both walk-in robe, built-in wardrobe wall and superb ensuite with ultra-large shower, dual vanities and private toilet. Sliding doors opens out to the breezy picturesque patio. Outdoors a 7 x 6 metre lock-up garage offers indoor access, alongside which a carport and extra driveway provide space for the caravan, boat or extra vehicles. To the rear a 3m x 3m shed houses a workshop and added storage. There's also a 5 KWA solar system and a 5000 litre water tank and pump.

The lovingly tended three-tiered level and low maintenance garden is a visual feast providing fresh vegetables a selection of citrus and tropical fruits and flowering natives.

With so many extras - far too many to mention here - this home must be inspected to be fully

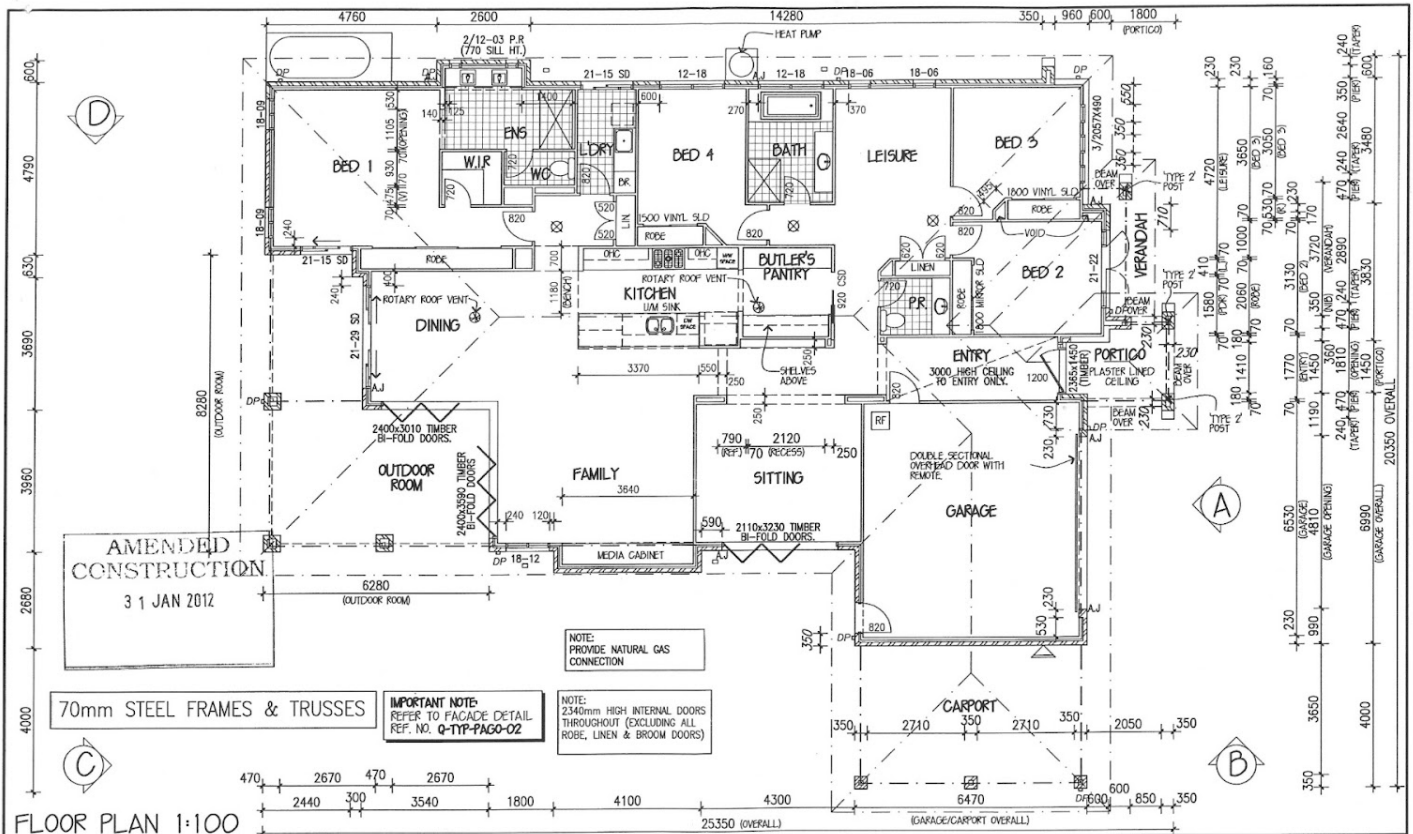
4 BED | 3 BATH | 4 CAR

PRICE:
\$833,500

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN 1:100

VARIATIONS(V), RE-PREPS(R), AMENDMENTS(A):				AREAS:				DESIGN: CHelsea 33		OWNER: D. STEVENS & G. STEVENS		
No:	Date:	Drawn:	Checked:	GRD FLE:	245.71	50M	GARAGE:	42.94	50M	LOT 452 VERDE COURT UPPER COOMERA		
PC	30.11.10	JFI	JSM	5TC	1403.11	INK	NWL	PORTICO:	6.52	50M	DESIGNER: metricon	
VO01	25.07.11	DOR	-	VO02	25.07.11	DOR	-	GARAGE:	DOUBLE	JOB NO:	638963	
VO02	25.07.11	DOR	-	VO04	25.07.11	DOR	-	OUTDOOR ROOM:	3652	50M	DATE:	19.03.11
VO05	25.07.11	DOR	-	VO06	25.07.11	DOR	-	CARPORT:	2586	50M	F.C. DATE:	25.07.11
FC	25.07.11	DOR	-	CONTD ON SHEET NO. 3				SUBTOTAL:	245.71	50M	MSI VER:	AUGUST. 2009
								TOTAL:	3555.57	50M	PERMIT NO:	2 1 1 8 8
									26.29	50M	DWS:	NB
									38.27	50M	DRAWN:	INK
											CHKD:	NWL
											SHEET:	2 of 13

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.