



FOR SALE

HUGE 4+ BEDROOM TOWNHOUSE | DUAL LIVING, SOLAR & MOVE-IN READY!

Welcome to 85/1 Sauvignon Parade, Upper Coomera, a well positioned and thoughtfully designed home offering space, flexibility, and low maintenance living in a highly convenient location. Set within a well maintained complex, this property combines practical family living with a unique upper level layout, creating an ideal opportunity for a range of buyers.

The home has been intelligently designed to offer a flexible layout with strong dual living potential, providing separation and versatility that can suit extended families, guests, or additional income opportunities.

Key Features:

- Master suite positioned on the lower level, complete with private ensuite and built in robe
- Two additional well sized bedrooms with built in robes and ceiling fans
- Air-conditioned spacious open plan living and dining area designed for comfortable everyday living
- Well appointed kitchen with ample storage and functional layout
- Upstairs air-conditioned second living area providing valuable separation for families or guests
- Versatile multipurpose room with ensuite, offering flexibility for a range of uses including guest accommodation, home office, or additional living space
- Flexible floorplan offering separation across levels, ideal for dual occupancy style living or independent zones within the home
- 10.5kW solar system with battery storage, providing energy efficiency and long term savings
- Double lock up garage with secure internal access
- Fully fenced yard with side access and garden shed, ideal for additional storage and practicality
- Private courtyard with manicured, low maintenance gardens, creating a relaxed outdoor setting
- Access to a resort style in ground swimming pool within the complex

Location Highlights:

Positioned in a convenient and family friendly pocket of Upper Coomera, this home offers easy access to:

- Local schools including Upper Coomera State College, Coomera Anglican College and Assisi Catholic College
- Shopping precincts including Coomera Square, Coomera Grand and Westfield Coomera

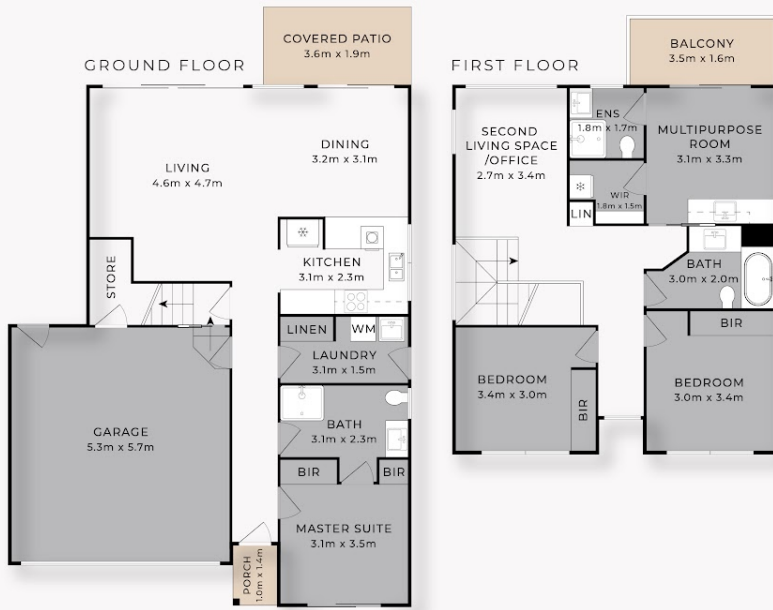
4 BED | 3 BATH | 2 CAR

PRICE:
OFFERS INVITED

OPEN FOR INSPECTION:
May 23 at 11:30am - 12:00pm



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**85/1 Sauvignon Parade
UPPER COOMERA**

- 4 Bedrooms
- 3 Bathrooms
- 2 Car Spaces

Block Size 257m²
TOTAL FLOOR AREA
TOTAL: 182sqm
INTERNAL: 138sqm
GARAGE: 30sqm
BALCONY: 6sqm
PORCH/PATIO: 8sqm



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. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.