61 YARRAMBAT RISE, UPPER COOMERA, QLD, 4209









FOR SALE

4 BED | 4 LIVING AREAS | NORTH GOLD COAST

*PRICED TO SELL
*4 spacious living areas
*Large dining and family
*Large Media/Rumpus room
*Study
*Upstairs lounge area
*4/5 Bedrooms
*2.5 Bathrooms
*2 Car Garage
*Highland Reserve Estate
*Ducted Air Conditioning upstairs, 5 Zones
*2 Split System Air Conditioners downstairs
*5kw Solar
*Master suite with large walk-in wardrobe, double vanity and large shower
*Kitchen with stone benchtops, gas cooktop, island bench and walk in pantry
*No easement on the property
*All bedrooms with ceiling fans and built in wardrobes.
*4 living spaces or convert one to a 5th bedroom
*Flat backyard with side access suitable for a trailer, jetski, etc.
*Room for a pool
*Set high up in the estate
*Very quiet
*NBN Connection, Fibre to the premises (FTTP)
*Separate laundry and linen storage
*Block 455 sqm
*Total house 260 sqm aprox
*Built in 2014, Planbuild Home
*350 m to Highland Reserve Mini BMX Pump Track and park playground/bbq area
*1 k to Highland Reserve Park, Tennis and basketball courts, walking track around the lake, Cafe 2 and Highland Reserve Convenience Store
*5 min to new Woolworths, cafes, shops, Wattle Hotel
*5 min to Highland Reserve State School
*6 min to Upper Coomera State College
*9 min to St Stephens College, Assisi Catholic College and Coomera Anglican College

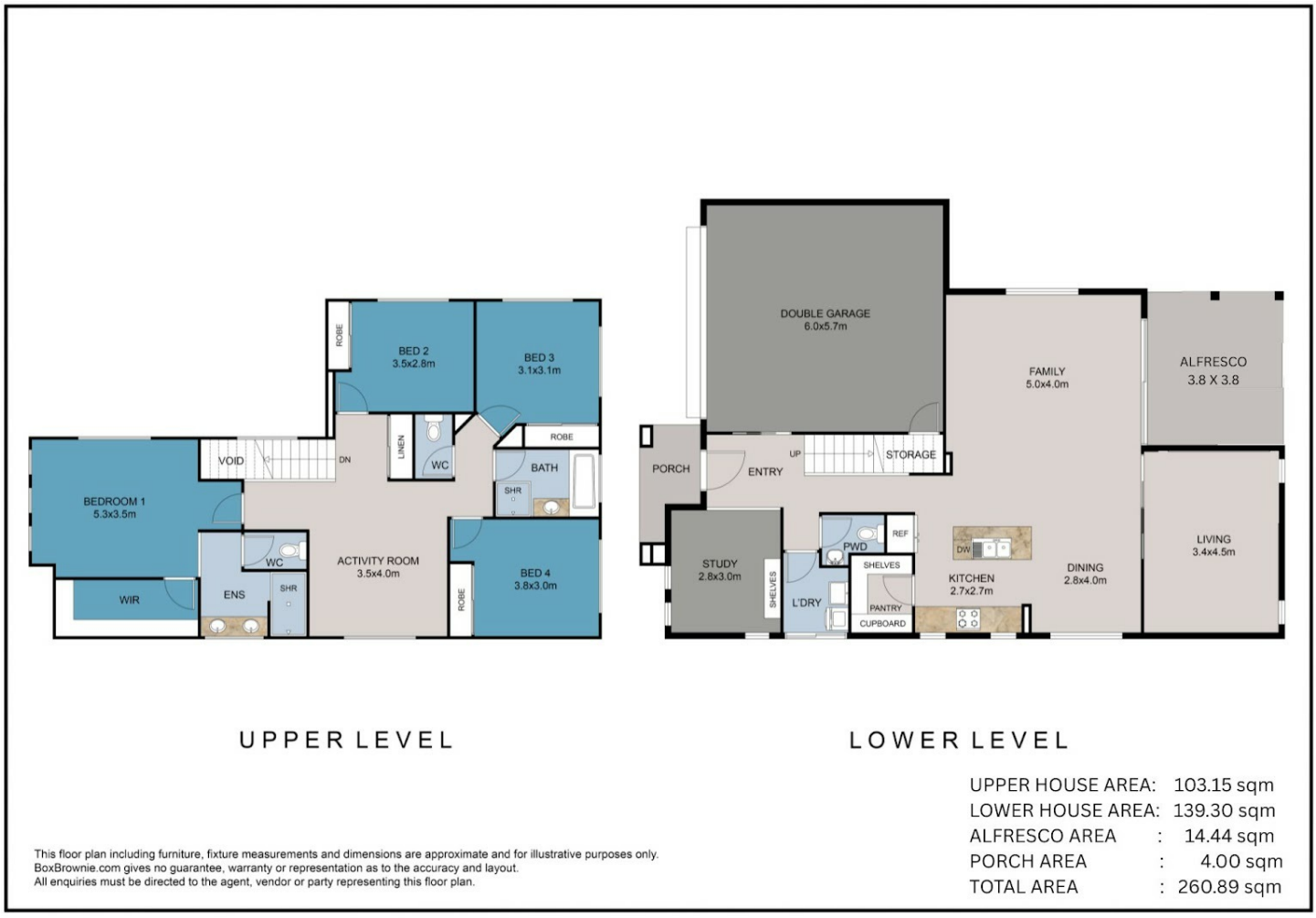
4 BED | 3 BATH | 2 CAR

PRICE:
$1,089,000

OPEN FOR INSPECTION:
N/A



Stephen Jobe
0400446615
steve.jobe@atrealty.com.au
www.atrealty.com.au



UPPER HOUSE AREA: 103.15 sqm
LOWER HOUSE AREA: 139.30 sqm
ALFRESCO AREA : 14.44 sqm
PORCH AREA : 4.00 sqm
TOTAL AREA : 260.89 sqm

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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.

Stephen Jobe
0400446615
steve.jobe@atrealty.com.au
www.atrealty.com.au