

13 Butcher Bird Circuit, Upper Coomera, Qld 4209



House For Sale

Friday, 3 January 2025

13 Butcher Bird Circuit, Upper Coomera, Qld 4209

Bedrooms: 4

Bathrooms: 2

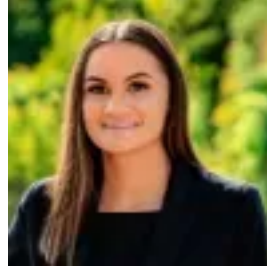
Parkings: 4

Area: 585 m2

Type: House



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COOMERA SPRINGS GEM - JUST LISTED!

THE BRAD WILSON TEAM & RAY WHITE ALLIANCE ARE EXCITED TO PRESENT 13 BUTCHER BIRD CIRCUIT, UPPER COOMERA, TO MARKET! Experience the optimal lifestyle balance in this stunning contemporary home, prioritizing both practicality and comfort with a refined aesthetic. Presiding on a 585 square meter, north-facing block with side access and generously spread across two open living spaces, four bedrooms, and an impressive outdoor entertaining area, appreciate unparalleled spacious family living with a sense of luxury. Value the inviting street appeal, situated within the vicinity of luscious bushland and surrounded by the other friendly, family-oriented homes in Coomera Springs. Inside the home, appreciate a sophisticated modern kitchen with an elegant island bench, premium appliances, and stainless finishes. Pull up some stools to create a casual breakfast-style bar, or dine more formally in the open plan dining space, which seamlessly extends to the outdoor patio area. Appreciate contemporary white tiling, an abundance of natural lighting, and the ultimate climate control of air-conditioning boasting a unique sense of spaciousness. For a more casual, intimate ambience, comfortably spend time in the separate lounge area or enjoy quality family time with a movie or games night. Furthermore, treat yourself to a generous master suite, offering neutral grey carpets, air-conditioning, a generous walk-in wardrobe, and a tranquil ensuite bathroom. The three additional bedrooms also feature grey carpets, ceiling fans, built-in wardrobes, and block-out roller blinds, ensuring comfort for the whole family, or even staying guests. The luxurious main bathroom enhances serenity and complements the contemporary style with a built-in bathtub, stone top vanity and stainless steel hardware. Take advantage of a lush haven outdoors and expansive patio, promising private entertaining and tranquil afternoon spent relaxing. Capturing pink sunsets and established gardens, the generous yard offers the perfect space for those with children or pets. Features include:

- Modern kitchen featuring stone benchtops, a double stainless sink, induction cooktop, oven and dishwasher
- Open plan living area capturing off-white tiling, roller blinds, a ceiling fan, air-conditioning and sliding doors leading outdoors
- Second living area at the front of the home offering carpet, LED downlighting and blackout roller blinds
- Master suite completed by air-conditioning, a walk-in wardrobe and ensuite bathroom
- Three additional bedrooms fitted with carpet, ceiling fans, blinds and built-in wardrobes
- Main bathroom with a bathtub, separate shower and stone top vanity
- Laundry situated inside garage
- Outdoor entertainment area
- Landscaped, full-fenced yard with established gardens
- Double car garage, plus an additional two off-street parking spaces
- Split system air-conditioning in the main living area, master bedroom and bedroom 2
- NBN ready (FTTP)
- Electric hot water
- Built 2016, Powell Construction
- Timber frame, tiled roof
- 2.5m ceilings
- Physical termite barrier (Termiglass)
- 585m² block, north facing
- Council rates approximately \$1,050 bi-annually
- Water rates approximately \$260, plus usage, per quarter
- Currently owner occupied

Why do so many families love living in Coomera Springs? Vision, design, and an emphasis on quality converge here in a master-planned community where the focus is on lifestyle freedom, convenience, and enjoyment. More than 30% of the estate is dedicated to environmental space, creating a special community for over 1000 spectacular residential lots. Large builder-friendly home sites are complemented by a feature lake, extensive parkland and recreation areas, waterscapes and wetlands, boardwalks and nature trails, barbecues, and picnic facilities - plus convenient access to shopping (Coomera Westfield) & leisure, transport, and education.

- No body corporate fees
- Every home is different and unique
- HomeCo shopping centre only 800m away including 3 main supermarkets (Coles, Woolworths & Aldi) and medical centre
- 2.5km to the Pimpama Sports Hub
- Within close proximity to both public and private schooling options
- Easy access to the M1, both northbound and southbound
- The estate has lots of elevation, cool breezes and views of the greenery, hinterland, and Gold Coast coastline

Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.