

7/1 Tilbury Rise, Upper Coomera, Qld 4209



Townhouse For Sale

Friday, 3 January 2025

7/1 Tilbury Rise, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 181 m2

Type: Townhouse



Brad Wilson
0408601997



Tishauna Haynes
0408601997

Auction

THE BRAD WILSON TEAM & RAY WHITE ALLIANCE ARE EXCITED TO PRESENT 7/1 TILBURY RISE, UPPER COOMERA, TO MARKET! INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Appreciate the epitome of refined living nestled in the tranquil surrounds of Upper Coomera. This meticulously crafted three-bedroom town home, graced with a refreshing, neutral colour palette, an abundance of natural lighting and masterful use of space, seamlessly blends elegance with comfort. Discover an open-plan living area effortlessly commanded by a sleek, contemporary kitchen adorned with stone bench tops, bespoke white and timber cabinetry and stainless finishes. For a more casual ambience, step out onto the balcony for some fresh air and a captivating outlook. The master bedroom presents a private sanctuary of indulgence and relaxation. Be spoiled by a generous walk in wardrobe and sophisticated ensuite bathroom complemented by double basins. Wind down of an afternoon in the private courtyard, or venture over to the sun-kissed pool, promising a true resort feel right at the doorstep of your new home! The remaining two bedrooms also provide ultimate comfort to the rest of the family, or even staying guests. Take advantage of built-in wardrobes, ceiling fans for optimal airflow and neutral bone coloured carpets, all of which are complemented by a shared bathroom capturing a soothing ambience and relaxing bath tub. The Tilbury Estate offers resort style living with unbeatable amenities. With manicured gardens and a real sense of community it truly offers the perfect blend of style and functionality, providing everything you need to enjoy a comfortable and modern lifestyle. Don't miss this opportunity to own a slice of paradise. Contact us now to secure your private viewing and discover the true meaning of luxurious living in this modern townhouse with breath taking views! Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Brad or Tishauna to book your inspection time. More features include:

- Modern, statement kitchen featuring stone bench tops, a double stainless sink, timber cabinetry, electric cooktop, oven and stainless steel dishwasher
- Open living room offering an abundance of natural lighting, LED downlights, split-system air-conditioning, ceiling fans, vertical blinds and double sliding doors out to the balcony
- Generously sized master suite complemented by neutral grey carpets, split-system air-conditioning, a walk in wardrobe and ensuite bathroom with double basins
- 2 additional bedrooms offering bone coloured carpet, built in wardrobes, ceiling fans and vertical blinds
- Main bathroom boasting a shower and bath duo and contemporary white vanity with stainless steel finishes and stone top
- Third bathroom upstairs
- Laundry room
- Low maintenance, private courtyard
- Balcony off the living area
- Split system air-conditioning in the living area and master bedroom and ceiling fans throughout
- North-west facing
- Single car garage with visitor parking within the complex
- Electric hot water
- NBN connection available
- Security screens
- Currently owner occupied
- Built 2017
- Hardiplank walls with metal roof
- 2.4m ceilings
- Body corporate fees approximately \$95 per week
- Council rates approximately \$1,025 bi-annually

Upper Coomera, a family friendly community on the Northern end of the Gold Coast, both conveniently and comfortably situated. Envy being encompassed by nature, bushland and several walking tracks, whilst being in the very near vicinity of an abundance of shops, grocery stores, hardware stores, automotive services, gyms and fitness centres and beauty facilities. Venture across the highway to Coomera Westfield, or seamlessly access the highway to visit Gold Coast's stunning beaches in under 25 minutes or the vibrance of Brisbane City in 30 minutes. Enjoy the escape from the hustle and bustle of busy family life in Upper Coomera, despite being within the advantageous surrounds of endless facilities. Discover an array of education options, from public schools, private schools and even early learning/daycare centres. Indulge yourself amongst a variety of fast and quality food options, from coffee shops to various cuisines and even health foods or sweet treats. You'll also be within a 10 minute drive to the infamous amusement parks of the Gold Coast, such as Movie World, Wet'n'Wild, Top Golf and Dreamworld. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.