



Boundaries and dimensions are approximate only.
Interested parties should conduct their own independent enquiries.



Upper Coomera, 23 Yarrambat Rise

Under Contract in Record Time



Buyers are always saying "do you have anything in Highland Reserve"?

Yes I do.....nestled within the highly sought-after Highland Reserve of Upper Coomera, 23 Yarrambat Rise awaits as a beacon of modern living, tailor-made for families, savvy investors, or those seeking to downsize without compromise. This immaculately presented four-bedroom, two-bathroom home is perched on a generous 512 square metre block, offering the perfect blend of luxury, comfort, and convenience.

From the moment you step inside this stunning abode, you'll be enchanted by its amazing condition, echoing the allure of a functional display home. The heart of this residence is undoubtedly the exquisite open plan kitchen, complete with stone benchtops, a chic island for casual dining, and an electric cooktop, all strategically positioned for effortless entertaining and family engagement.

For Sale
PRICE BY NEGOTIATION

View
ljhooker.com.au/434BGTJ

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LJ Hooker

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Coomera
(07) 5585 7888

Flawlessly designed, the home boasts a spacious master suite at the front, featuring air conditioning for year-round comfort and a walk-in robe for all your sartorial needs. Meanwhile, at the rear, three generously sized bedrooms—each with ceiling fans and built-in wardrobes—share a dedicated living space, creating a private oasis for children or guests.

A second air-conditioned living area invites relaxation, with big windows flooding the space with natural light. Step outside to the tiled alfresco area, and envisage social soirees, barbecues, and peaceful evenings with a glass of wine in hand. The garden, a vision of low maintenance serenity, offers ample room for a future pool installation.

With a 195sqm floor plan that accentuates both style and functionality, this move-in-ready haven will capture the heart of even the most discerning buyer. Situated within walking distance of local amenities, and brimming with features like electric hot water and a double garage, 23 Yarrambat Rise is not just a house, but a home where lifelong memories are destined to be made.

This property will not last long, phone Dawie today 0447 822 879 to ensure you don't miss out.

Other than location & convenience this lovely property also offers:

4 bedrooms including large Master with walk in robe, aircon and en-suite

3 Additional bedrooms with ceiling fans and built in wardrobes

Open plan living/dining and kitchen with stainless steel appliances

Separate Media / 2nd living room

Undercover alfresco with garden views

Low maintenance gardens

Separate Laundry

Double internal access garage with auto door

Why Families love living in Highland Reserve:

No body corporate

High performing Highland Reserve State School

Beautiful lakeside with boardwalk

Tennis Courts

BBQ facilities

Dog off leash area

Children's playgrounds and 190 hectares of parkland

10 min drive to Coomera Westfield Shopping Centre

8 min drive to the M1

Park run events

More About this Property

Property ID	434BGTJ
Property Type	House
House Size	195 m2
Land Area	512 m2
Including	Air Conditioning Built-in-Robes Remote Garage

Dawie Olivier 0447 822 879

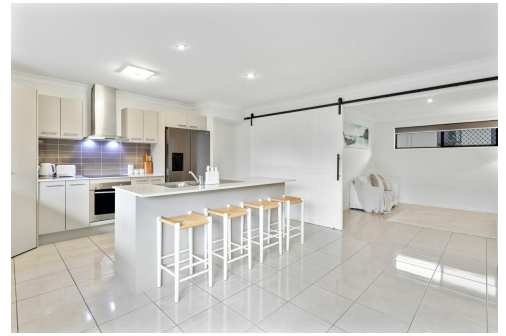
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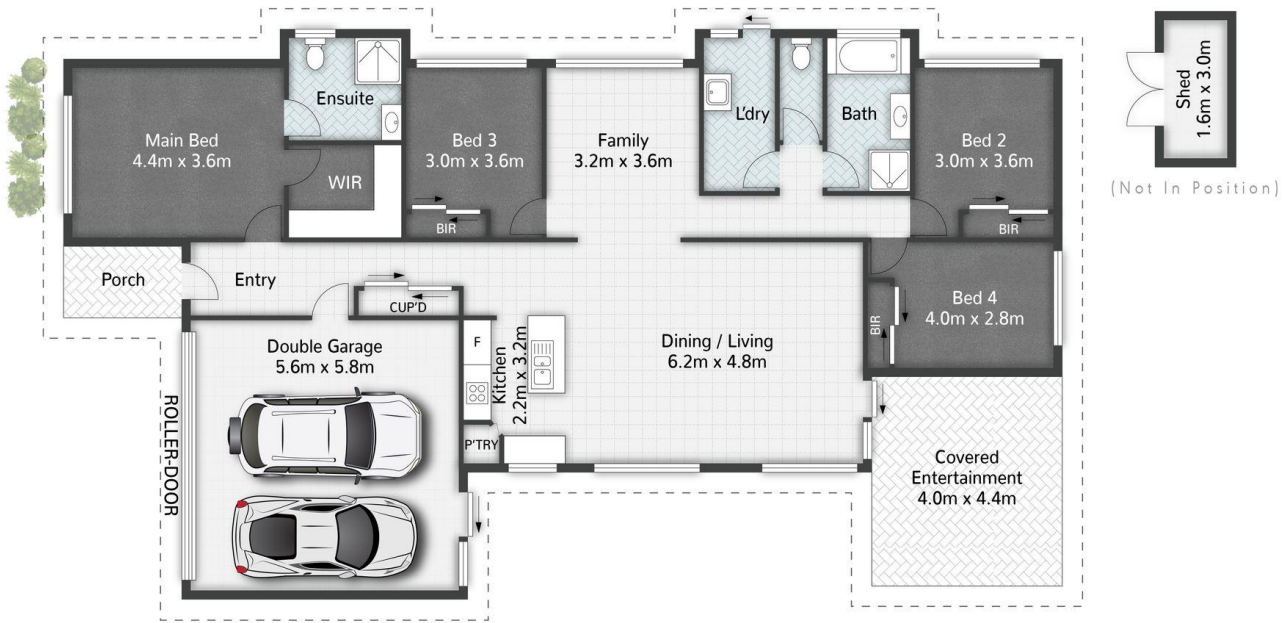
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23 Yarrambat Rise UPPER COOMERA

4 | 2 | 2 | 195m²



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