






31 Rix Drive, Upper Coomera

5  3  2 

SPACIOUS FIVE BEDROOM SINGLE LEVEL WITH IDEAL HOME BUSINESS QUALITIES

Positioned within a leafy corridor just footsteps from parkland and sought-after schooling, this contemporary single-level residence delivers the perfect blend of lifestyle and flexibility. Move-in ready with stylish interiors, it boasts an ideal set-up for those running a home business whilst also offering superb outdoor entertaining and easy everyday comfort.

Privately tucked beyond a fenced street frontage, the home opens to a spacious interior where stylish tiled flooring and abundant natural light enhance a multi-zoned layout. A large formal lounge and dining room sit separately from the open-plan living and meals area, complemented by extensive built-in storage, while a dedicated media room provides yet another flexible retreat. Centrally positioned for everyday ease, the kitchen impresses with its expansive footprint, superb storage, quality stainless appliances and sleek stone benches.

Step outside to a superb selection of covered, shaded and open-air alfresco zones, providing the perfect setting to relax or entertain with family and friends. Fully fenced for privacy and peace of mind, the

FOR SALE
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 **LJ Hooker**

backyard also offers generous lawn space for children and pets to play safely.

Five bedrooms provide excellent family accommodation, four of which include built-in storage. The master enjoys a walk-in robe and private ensuite, while the remainder of the household is capably serviced by a pristine main bathroom with a separate bath. Adding brilliant versatility, the double garage has been thoughtfully converted into a large air-conditioned office, ideal for a home business or multi-generational living. With its own external access, built-in desks and storage, plus a full-sized kitchen and bathroom with integrated laundry, it offers the ability to operate entirely independent from the main residence.

Additional features include a second laundry, ducted air-conditioning, solar electricity and shaded driveway.

Enjoying a tranquil setting adjacent to Yaun Creek's leafy reserve, this residence perfectly combines peace, privacy and convenience. Families are spoilt for choice with Assisi Catholic College, Upper Coomera State College and Coomera Anglican College all within walking distance, while transport corridors, public transit, shopping, dining and even theme parks are just minutes away. Delivering versatile living with outstanding home business potential, this is a fabulous market offering in a highly sought-after Upper Coomera pocket.

- 700m²
- Contemporary single-level residence in peaceful leafy corridor
- Superb versatility with ideal home business or dual-living potential
- Multi-zoned layout with formal lounge, dining, open-plan living/meals and media room
- Modern kitchen with expansive footprint, sleek stone benches, superb storage and quality stainless appliances
- Covered, shaded and open-air alfresco zones plus fenced yard with lawn for children and pets
- Five bedrooms in total; four including built-in storage
- Master bedroom including walk-in robe and private ensuite
- Family bathroom with separate bath
- Large air-conditioned office with full kitchen, bathroom, integrated laundry, external access and built-in desks/storage; fabulous offering for home business or potential dual-living
- Second laundry/ducted air-conditioning/solar electricity/shaded driveway
- Walking distance to Assisi Catholic College, Upper Coomera State College and Coomera Anglican College
- Close to transport corridors, shopping, dining, public transport and theme parks

MORE DETAILS

Property ID 1YFYGWH
Property Type House
House Size 356 m2
Land Area 700 m2

Nicole Hintz 0403 895 705

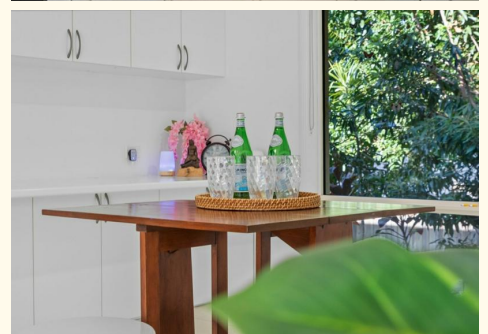
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- 1 Parking
- 2 Alfresco
- 3 Shed

Rix Drive

31 Rix Drive **UPPER COOMERA**

5 | 3 | 2 | 356m² | 700m²



DISCLAIMER
 This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.