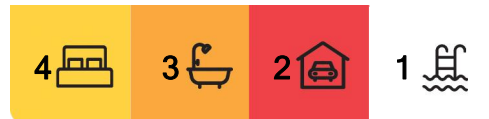


## Upper Coomera, 99 Treeline Circuit

SOLD BY JAYSON EDWARDS



DUAL LIVING POTENTIAL: PICTURE PERFECT FAMILY HOME

Positioned on an elevated block in the highly desired Reserve Rise estate, stands this feature packed, double-storey residence. This property boasts gorgeous street appeal, manicured gardens, potential for dual living and ultimate privacy due to its position between the Brygon Creek Bushland Reserve and only one neighbouring home.

This home is close to several quality education options, shopping centres, cafes & restaurants, sporting facilities and much more - making it the perfect place to conveniently cater to your family's needs.

The downstairs floor plan has potential for dual living and is inclusive of the double sized garage which could easily be converted into additional living and kitchen space (subject to council approval), extra large laundry with external access, a spacious and private

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/BDJ0C](http://ljhooker.com.au/BDJ0C)

**Contact**  
**Jayson Edwards**  
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**LJ Hooker Oxenford**  
**(07) 5632 8428**

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bedroom, bathroom, and additional multi-purpose room. Upstairs, the open plan living design includes the newly renovated kitchen that overlooks the dining area, and a spacious living area perfect for comfortably lounging.

- New kitchen with stainless steel appliances, stone benches, gas cooktop, ample storage, island bench & more
- Large master bedroom with external access to the backyard/pool area, walk in wardrobe and private ensuite with double basins & double sized shower
- Spacious bedrooms with built-in wardrobes & ceiling fans
- Ducted air conditioning and ceiling fans throughout
- Separate laundry & extra linen storage
- Large, fully fenced backyard with no rear neighbours & stunning modern pool
- Solar power 17 panels - 4.75kw
- NBN Connection, Fibre to the Node (FTTN)
- Built in 2008, 758sqm block
- LED Lighting throughout
- No body corporate fees
- No easements on the property

Marketing agent Jayson Edwards says "extended families looking for the perfect blend of connection and privacy should look no further. With most of the house having been recently renovated, this property represents exceptional value for money. All you need to do is set up the space for what best suits your needs and away you go."

Quality homes like these rarely last long, so get in quick to make this one yours! For more information or to arrange a private inspection of this property, please contact Jayson Edwards directly.

#### Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

## More About this Property

<b>Property ID</b>	BDJ0C
<b>Property Type</b>	House
<b>Land Area</b>	758 m <sup>2</sup>
<b>Including</b>	Pool

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