



22 Rose Valley Drive Upper Coomera, QLD

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Spectacular in size and luxury

Breath-taking in scale and luxury, this 40 square Simonds designed and built contemporary residence's unforgettable indoor and outdoor dimensions impressively respond to every conceivable modern family requirement with a sophisticated sense of style. A contemporary vision for excellence has created a magnificent home, making the most of the coveted address opposite the lake in Stocklands' Highland Reserve community development.

- Magnificent mountain backdrop, spectacular views and its lakeside location in is a destination that offers exceptional family living in beautiful natural surrounds
- State-of-the-art primary school, community hub with caf? and childcare centre, lakeside BBQ facilities with boardwalk, tennis courts, dog-off-leash park
- Superb as-new home continues the tradition of fine design gracing the streets of Rose Valley Drive with every main room having a leafy view.
- The lower level boasts multiple living zones to accommodate the entire family including lounge room, meals/dining and home office/study, a powder room.

Price: \$765,000 - \$815,000
Council Rates: \$1,600.00/year (approx)



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GROUND FLOOR

Internal Living: 345 sqm approx
 External Living: 60 sqm approx
 Total Living Area: 425 sqm approx

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



1ST FLOOR



22 Rose Valley Drive, Upper Coomera

