



FOR SALE

UNDER CONTRACT

This smart 3 bedroom TOWNHOUSE is a short walk to shopping, cafes and leisure facilities. Situated inside the private and secure complex of Weir Drive with access to a stunning residents swimming pool, a barbecue entertaining area, this home is ideal for idyllic family living. The property has a DOUBLE-LOCK UP GARAGE, 3 bedrooms including a master bedroom with en suite, and a combined open-plan kitchen and dining space that looks out over the fenced and very private yard.

Upper Coomera is a central location, bound to massively benefit from literally thousands of employment opportunities at the NEW WESTFIELD SHOPPING AND LIFESTYLE CENTRE AT COOMERA, JUST 5 MINUTES AWAY! This beautifully presented property is close to four schools, public transport, shopping hubs and coffee shops.

WITH THE TENANTS IN PLACE UNTIL 3RD MAY CURRENTLY PAYING \$420 PER WEEK YOU HAVE TO OPTION TO INVEST WITH A VERY ATTRACTIVE YIELD OF 5.45% AFTER BODY CORP. OR MOVE IN YOURSELF IN EARLY MAY.

Features include:

- * A striking modern rendered townhouse
- * Zoned ducted air conditioning and heating
- * Large master bedroom with en suite, walk in wardrobe
- * Additional two bedrooms both with built ins
- * Family bathroom with both bath and shower
- * Spacious quality kitchen of ultra contemporary style with stone bench tops
- * Open plan living space with plenty of room for the family
- * Downstairs private courtyard with zero maintenance gardens
- * Excellent storage
- * Double auto lock up garage
- * Property is currently rented at \$420 per week until 3rd May 2019 thereafter month by month.
- * Swimming pool, BBQ area
- * Pet friendly subject to body corp approval
- * Walking distance to Coles, Library, Community Centre, cafes, fast food restaurants
- * Walk to the doctors, physiotherapist, pharmacist and vets
- * 2 minutes to the M1 Motorway easy links to the new Westfield Coomera Shopping centre
- * Upper Coomera is 40 minutes from Coolangatta international airport and 45 minutes to Brisbane

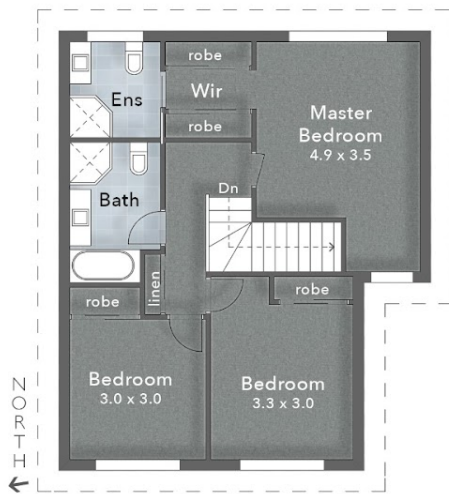
3 BED | 2 BATH | 2 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



Andrew Colley
0488217803
andrewcolley@atrealty.com.au
andrewcolley.com.au



// FLOOR PLAN
First Floor



// FLOOR PLAN
Ground Floor



// SITE PLAN

DRIVEWAY ACCESS TO
WEIR DRIVE

COOMERA OUTLOOK

9/2 Weir Drive
UPPER COOMERA

FLOOR AREA SIZES

Internal 159m²
Patio & Porch 13m²
Total 172m² or 18 Squares

PROPERTY DETAILS

- 3 Bed
- 2 Bath + Powder
- 2 Car

puredesign
CONCEPTS

PLANS FOR
PURPOSE

The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at puredesignconcepts.com.au

ANDREW COLLEY
PROPERTIES

@realty
0488 217 803

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.