



# FOR SALE

## SOLD BY ANDREW, BUT I HAVE MORE SO CALL ME.....

What a fantastic start on the property ladder. A steel frame townhouse, in a trendy boutique complex, so close to shops, cafes and the M1 for access to all the Gold Coasts best attractions. CURRENTLY RENTED UNTIL 29TH MAY 2020, TO A TENANT VERY HAPPY TO REMAIN, WITH THE POSSIBILITY TO BREAK THE LEASE AND LEAVE EARLY! With literally thousands of employment opportunities AND A MASSIVE ONGOING INFRASTRUCTURE STREAM opening up with the new Westfield Shopping and lifestyle centre plus Event Cinemas and smart restaurants at Coomera. This well presented townhome is close to four schools, public transport, shopping centres and coffee shops.

### Features include:

- \* Large master bedroom with en suite, twin His & Her robes and private balcony
- \* Additional two bedrooms both with built ins
- \* Family bathroom with both bath and shower
- \* Spacious kitchen with stone benchtops and gas cooking
- \* Open plan living space with plenty of room for the family
- \* Downstairs private courtyard with low maintenance gardens
- \* Air conditioning
- \* Ceiling fans in bedrooms
- \* CURRENT RENT AT \$410 PER WEEK- BODY CORP AT \$71.85 PER WEEK. TENANTS PAY WATER RATES.
- \* Excellent storage
- \* Swimming pool, gym and BBQ area
- \* 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
- \* Upper Coomera is 40 minutes from Coolangatta and 45 minutes to Brisbane
- \* 25 minutes to the beach and Surfers Paradise

This property will make a great investment with the demand outweighing supply, get in quick!  
CALL ANDREW COLLEY ON 0488 217803

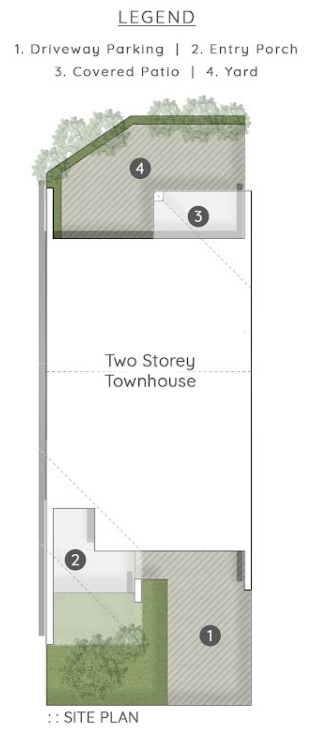
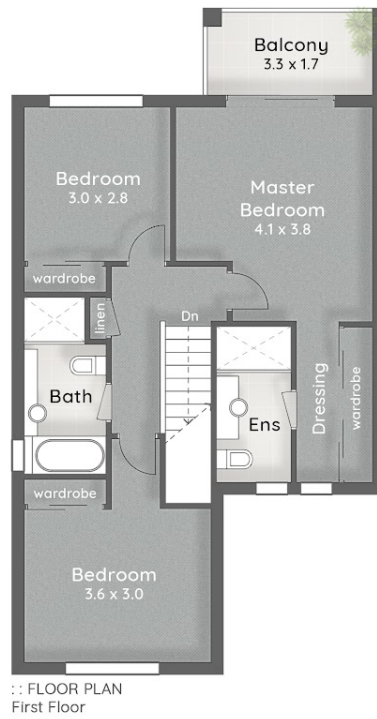
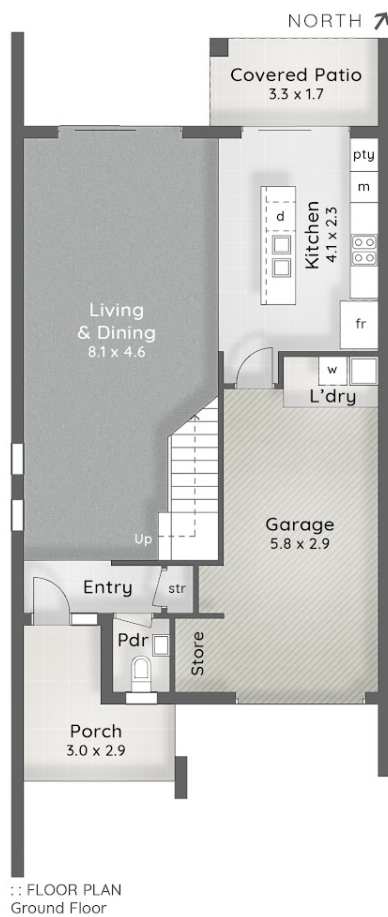
3 BED | 2 BATH | 1 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



**Andrew Colley**  
**0488217803**  
andrewcolley@atrealty.com.au  
[andrewcolley.com.au](http://andrewcolley.com.au)



DRIVEWAY ACCESS TO  
JEFFERSON COURT

JEFFERSON 51/1 Jefferson Court UPPER COOMERA

3 Bed 2 Bath + Powder 1 Car + Off-Street

Internal 143m<sup>2</sup> | Porch, Balcony & Patio 17m<sup>2</sup> | Total 160m<sup>2</sup> or 17 Squares

ANDREW COLLEY  
PROPERTIES

@realty  
0488 217 803

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**puredesign** PLANS FOR  
CONCEPT PURPOSE

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.

**Andrew Colley**  
0488217803  
[andrewcolley@atrealty.com.au](mailto:andrewcolley@atrealty.com.au)  
[andrewcolley.com.au](http://andrewcolley.com.au)

@realty