



SOLD

UNDER CONTRACT

Whether you are buying to live in or adding to your investments this has the X factor with amazing far reaching easterly views towards the coast aided by it's elevated breezy position. A double story 3 bedroom duplex, with NO BODY CORP, makes for a wonderful investment, as the current tenants would very much like to stay and are paying \$405 per week, giving you a yield of 5.86%. WITH CURRENT BANK SAVING RATES AT AN ALL TIME LOW, THIS RENTAL RETURN IS VASTLY GREATER!

FEATURES AND BENEFITS INCLUDE:-

- 3 bedrooms all with wardrobes and ceiling fans
- 2 bathrooms plus powder room
- 2 car spaces including a single lockup garage with additional workshop area
- Master bedroom with walk-in robe and en suite
- Open plan living
- Study nook
- Alfresco
- Air conditioned main living area

UPPER COOMERA AREA HIGHLIGHTS

- Quick drive or walk to most amenities including Coles, Woolworths, cafes, and array of fast food restaurants
- In the catchment for Upper Coomera State College and close to private schools
- Local parks and playground
- Plenty of walking paths to explore
- Approximately 8 minutes to the Highway and 11 minutes to the Coomera Train station
- Bus route is close by allowing access to the public transport network
- 33 minutes to Surfers Paradise and approximately 40 minutes to Brisbane and Coolangatta

3 BED | 2 BATH | 1 CAR

PRICE:
\$350,000

OPEN FOR INSPECTION:
N/A



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3/45 Filbert Street UPPER COOMERA

3 Bed + Study Nook

2 Bath + Powder

1 Car + Off-Street

Internal 151m² | Covered External Areas 26m² | Total 177m² or 19 Squares

ANDREW COLLEY
PROPERTIES

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CONCEPTS plans for
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.

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