



# SOLD

## SOLD BY ANDREW COLLEY 0488 217 803

\*\* SOLD BY ANDREW COLLEY 35 YEARS REAL ESTATE EXPERIENCE AND OVER 3500 SALES \*\*

It's as easy as 1,2,3! A truly inspired move whether you are buying to live in or rent out, either way, you will be smiling in years to come! Buy this stand-alone house on a 315 sqm lot and move in in just 30 days, an undeniably alluring proposition. The sleek interiors have been cleverly designed and flawlessly executed. It's a stylish oasis close to everything Upper Coomera has to offer.

- A 315m2 block in a forest side street close to value-adding facilities
- 5.6% RENTAL YIELD!
- Beautifully presented with split cycle AC in the living room and master bedroom, quality fittings and fixtures
- Brand new carpets in the 3 bedrooms
- Free-flowing layout with a characterful living room boasting high-sloped ceilings and roof-light windows for luminosity.
- Electric cooktop & dishwasher
- Concrete pad for a Spa with a PowerPoint
- Covered Alfresco
- Private master with chic ensuite, two further bedrooms, Family bathroom
- Laundry plus single auto lock-up garage
- Off-road parking for several vehicles including a caravan
- Flyscreens and security screens
- 6 minutes to Westfield Coomera and Train to Brisbane/Varsity Lakes
- 24 minutes to Main Beach
- Council Rates: \$2,248.60 per annum. Water Rates: \$854.73 per annum.
- Rental Appraisal: \$650-675 per week.

This property is sure to sell fast as it appeals to first-home buyers and investors alike. Call Andrew Colley Properties now on 0488 217 803

\* Do you need a mortgage? Call @realty Finance Adam Robson at 0410 002 078

## 3 BED | 2 BATH | 2 CAR

PRICE:  
\$600,000

OPEN FOR INSPECTION:  
N/A



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