



# FOR SALE

## RARE 4 BEDROOM DUPLEX IN COOMERA WITH SPACIOUS BACKYARD +++ BUSINESS VENTURE - \$700 K PLUS BUYERS INSPECT

4 Bedroom duplex located in prime position in Coomera with side access leading to large backyard - Dwelling built on app. 345 sqm of land  
Carpeted bedrooms and tiled living areas.

Childcare centre across the road.

Coomera is one of the fastest growing areas on the Gold Coast - the property is situated just within walking distance to the Boathouse Tavern down the road, 4 Minutes to Foxwell Road with many amenities including the Westfield Shopping Centre, McDonalds, TAFE, Foxwell State Secondary College, Woolworths, Childcare Centre, upcoming \$1.3 billion Coomera Hospital, specialty shops and healthcare practices, Coomera Railway Station. Short drive to Gold Coast Marine Precinct.

3 minutes drive to Dreamworld and 5 minutes drive to Wet & Wild water theme park.  
Quick access to M1 Motorway.  
12 minutes to Sea World & 15 minutes drive to gold Coast with beautiful beaches such as Surfers paradise and Broadbeach.

Prices of properties are going up and up in value in this area and some properties are doubled in values in the last 2-3 year period. Ideal for the young family with children who needs a big play area OR a tradie who needs a big back yard with side access  
**ACT FAST AND SECURE THIS FANTASTIC PROPERTY.**

PLEASE CALL NILUKA ON 0406 032 717

Please call Godfrey on 0401 887 386 or

Email: [godfrey@atrealty.com.au](mailto:godfrey@atrealty.com.au) or [niluka@atrealty.com.au](mailto:niluka@atrealty.com.au)

Disclaimer: The information provided to the recipient is to assist the recipient and the professional advisors to decide whether to proceed to acquire an interest in the subject property. The discloser does not make or give an express or implied guarantee, representation or warranty regarding i) the accuracy or completeness of the information or ii) whether reasonable care has

4 BED | 1 BATH | 1 CAR

PRICE:  
\$749,000

OPEN FOR INSPECTION:  
N/A



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