1/13 MERTON DRIVE, UPPER COOMERA, QLD, 4209

COLLEY & CO
ESTATE AGENTS









SOLD

SOLD BY ANDREW COLLEY PROPERTIES - 0488 217 803

1/13 Merton Drive, Upper Coomera

Positioned in a quiet and convenient pocket of Upper Coomera, this neat and tidy brick and tile duplex offers an outstanding opportunity for first-home buyers, downsizers, and investors seeking space, convenience, and low-maintenance living.
What truly sets this property apart is the massive, fully fenced yard (440sqm land size) – rarely found with duplex living.
Location Highlights

Convenience is a major advantage, with the home positioned close to Westfield Coomera and the Coomera Town Centre precinct, offering more than 140 retail stores, dining options, and everyday services.

Families will appreciate the proximity to quality schools, including Coomera Anglican College and Assisi Catholic College, while commuters benefit from quick access to the M1, connecting you easily to Brisbane and the Gold Coast beaches.

Importantly for investors, the area is experiencing significant growth with the nearby Coomera Hospital and expanding health precinct, creating strong ongoing demand for rental accommodation from medical staff and associated workers.
Property Features
• Huge 440 sqm land size affording an unusually large fully fenced yard – extremely rare for duplex living
• Plenty of space for a caravan, boat, pool or large shed
• 3 spacious bedrooms
• Master bedroom with ensuite and walk

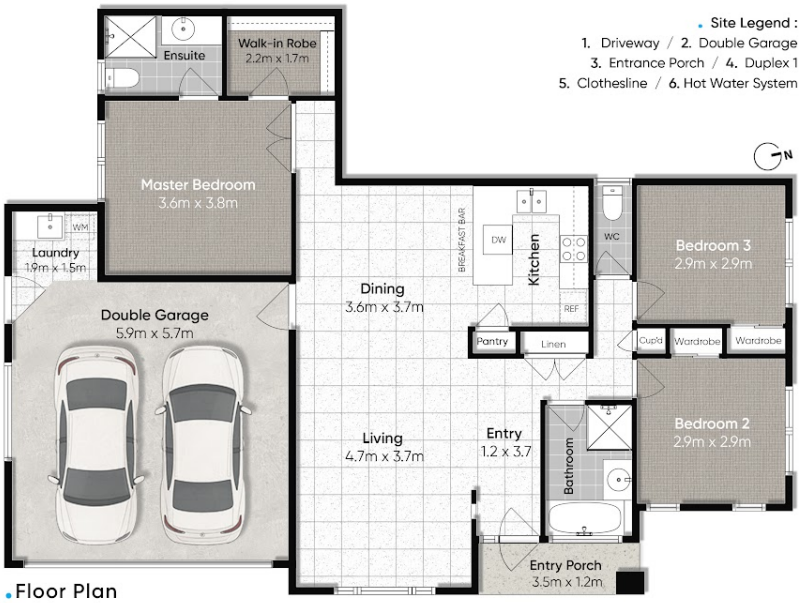
3 BED | 2 BATH | 2 CAR

PRICE:
$990,000

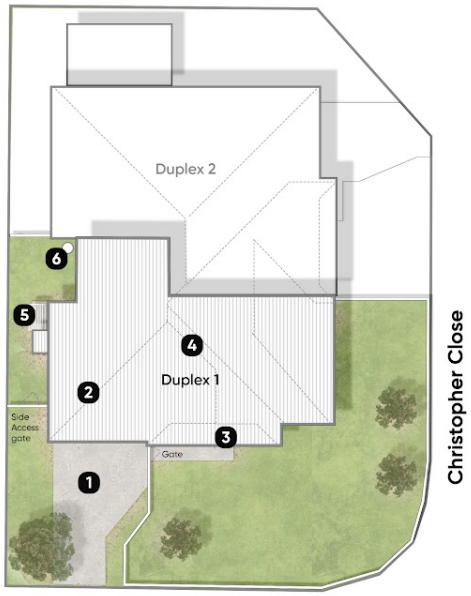
OPEN FOR INSPECTION:
N/A



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Floor Plan



Site Plan
Merton Drive

ANDREW COLLEY PROPERTIES
@realty

Andrew Colley 0488 217 803

1/13 Merton Drive, Upper Coomera

Bedrooms	3	Internal (incl. Garage)	143m²
Bathrooms	2	External Area	4m²
Car Spaces	2	Total Area	147m²

* Denotes approximate measurements at their widest points. © Envisual Design

ENVISUAL DESIGN

Disclaimer
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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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