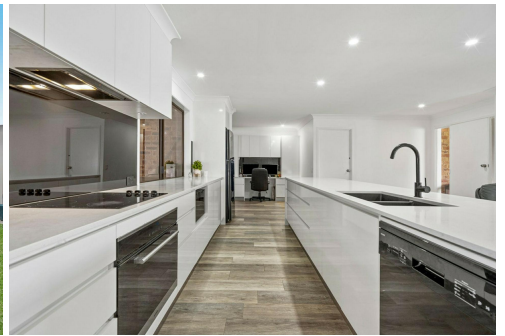




Boundaries and dimensions are approximate only
Interested parties should conduct their own independent enquiries



Coombabah, 6 Trevor Drive

Effortless Family Living with Room to Entertain!!

Welcome to 6 Trevor Drive, nestled in a quiet, well-established street in the heart of Coombabah.

This well-presented 3-bedroom, 2-bathroom home with a double lock-up garage, side access for the boat/van/trailer, additional covered parking for 2 cars and in-ground pool offers versatile living for young families, down-sizers or anyone seeking relaxed, low-maintenance coastal living.

Freshly painted and new carpets throughout and featuring a modern kitchen and updated bathrooms, this home also includes air conditioning in both the main living area and the master bedroom, ensuring comfort all year round.

Step outside to your own private oasis-complete with a large in-ground pebblecrete pool and a generous entertaining area, ideal for weekend BBQs and laid-back afternoons with



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
Offers Over \$1,200,000

View
ljhooker.com.au/5GWGF41

Contact
Chris Pittaway
0410 229 244
cpittaway@ljhgc.com.au
Daniel Campbell
dcampbell@ljhgc.com.au

LJ Hooker Nerang
(07) 5581 4422

friends and family.

Adding even more versatility is a fully equipped shed/man cave, providing a fantastic second living space perfect for a games room, home office, or retreat...plenty of space for the whole family to enjoy.

Located just a short stroll from Coombabah Plaza, you'll have easy access to local shops, cafes, restaurants, parks and walking trails, all while enjoying the peaceful, community-focused lifestyle this neighborhood is known for.

Additional features include:

- * 3 spacious bedrooms
- * 2 updated bathrooms, including ensuite to main
- * Air conditioning in living area & master bedroom
- * Modern open plan kitchen
- * Fresh paint and carpets throughout
- * Double lock-up garage
- * Additional 2-car covered parking with shade sail
- * Side access —perfect for the boat/van or trailer
- * Solar power system to help with those increasing electricity bills
- * Low-maintenance, fully fenced flat yard & landscaping
- * 5 Garden sheds, including the fully equipped man cave/shed
- * Quiet, family-friendly street
- * Walking distance to shops, cafes, restaurants, parks and walking trails

This home is move-in ready and packed with features-offering the lifestyle, flexibility, and location you've been searching for.

Financials:

Council Rates -Approx \$2,000 per year

Water Rates - Approx \$1,624 per year

Rental Appraisal -

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LJ Hooker Nerang
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More About this Property

Property ID	5GWGF41
Property Type	House
House Size	128 m2
Land Area	603 m2
Including	Pool Outdoor Entertaining Built-in-Robes Solar Panels

Chris Pittaway 0410 229 244

L.R.E.A | Independent Contractor | cpittaway@ljhgc.com.au

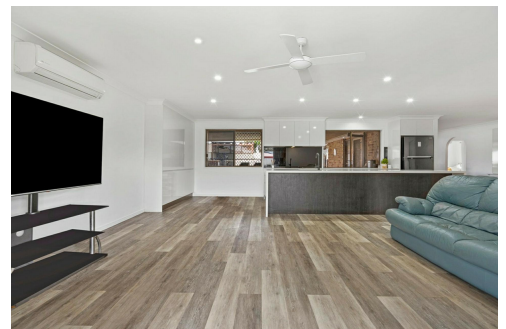
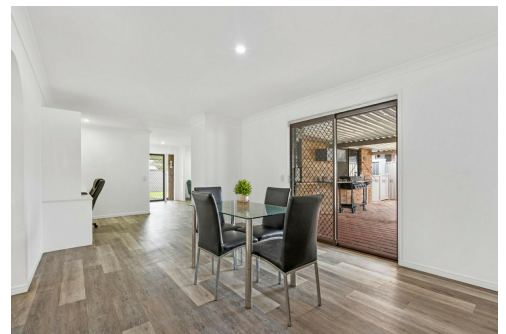
Daniel Campbell

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6 Trevor Drive COOMBABAH

3 | 2 | 2 | 257m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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