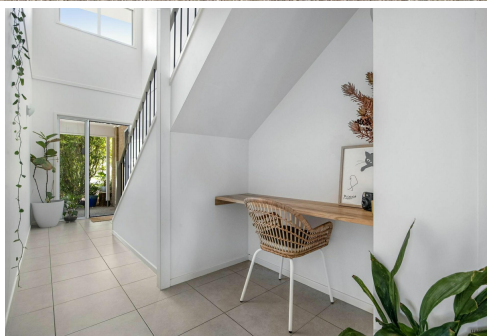




Coomera, 2/13 Lilly Pilly Drive

SOLD BY LUKE PETERS

3 2 1

For Sale

Expressions of Interest

View

ljhooker.com.au/1U28F47

Contact

Luke Peters

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Nestled within a quiet yet highly convenient pocket of Coomera, this beautifully designed three-bedroom duplex offers the perfect combination of modern living, practicality, and a serene atmosphere. Ideal for first home buyers eager to step into the property market or investors seeking a smart, low-maintenance addition to their portfolio, boasting long-term capital growth with immediate rental yield opportunities!

Upon entering the duplex, you are immediately welcomed by an abundance of natural light, which enhances the open, airy feel of the home and emphasizes the spacious layout. The clever design of this duplex separates the living and sleeping spaces for maximum privacy and functionality. The staircase divides the lower level living spaces from the upstairs bedrooms, promoting a distinct separation of day and night living, which is ideal for both family life and entertaining!

Beneath the staircase, a cleverly integrated study nook offers the perfect space for those

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who work from home! This functional addition ensures every corner of the home is utilised to its full potential, without compromising on comfort or flow.

The open plan living and dining area is designed with entertaining in mind. The modern kitchen overlooks the living space, making it easy to engage with guests while preparing meals. Featuring high quality finishes, the kitchen includes a double-bowl sink, a gas cooktop, and ample bench space, as well as an abundance of storage in the form of under-counter cabinetry and two oversized pantries. This kitchen is not only ideal for everyday family cooking but also perfect for hosting larger gatherings. The seamless connection between the indoor living areas and the outdoor patio ensures that hosting friends and family can flow effortlessly from indoors to outdoors all year round.

The downstairs powder room is strategically located for convenience and provides easy access for guests. Additionally, the separate laundry, which adjoins the rear courtyard, offers practical storage space, with direct access to the low-maintenance outdoor area. The private, fully fenced grassed yard is perfect for relaxing, playing, or simply enjoying the outdoors. It offers a secure and peaceful environment to unwind after a busy day, whether you're enjoying a morning coffee or an evening glass of wine. It's also the ideal space for your pets, providing a safe and enclosed area for them to enjoy!

Upstairs, the three generously sized bedrooms offer plenty of natural light and storage space, with built-in robes in each room. The master suite is a standout feature, providing a private retreat with a spacious walk-in robe and a modern ensuite. The two additional bedrooms share the stylish main bathroom, which features a contemporary design, bathtub and quality fixtures throughout.

The considered choice of flooring adds to the home's practicality and style. Tiled floors downstairs provide a low-maintenance surface that is both stylish and durable, while the upstairs is carpeted for comfort and warmth. The entire home is designed to minimize upkeep, ensuring that it remains in excellent condition for years to come. Further ease is provided via the secure garage, accessible from the inside with convenience of the electric roller door, all aspects of this home have been thoughtfully designed for easy everyday living.

This duplex presents an exceptional opportunity for both owner occupiers and investors. Whether you are looking to secure your first home or add a highly rentable property to your portfolio, this home offers immediate appeal and long-term value. With its spacious layout, modern features, and prime location, it's sure to attract interest quickly. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Weekly Rental Appraisal: \$680 p/w - \$700 p/w

- 3 Spacious Bedrooms
- 2 Modern Bathrooms
- Study Nook
- Downstairs Powder Room
- Single Garage + Driveway
- Separate Laundry
- Private Yard

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- Ample Storage Space
- Split System Air Conditioning
- Ceiling Fans Throughout
- Abundance of Natural Light
- Built-in Robes
- Double Bowl Kitchen Sink
- Gas Cooktop
- Dishwasher
- Secure Property
- Bathtub
- Pet Friendly

Disclaimer:

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More About this Property

Property ID	1U28F47
Property Type	DuplexSemi-detached
Including	Study Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Liveability

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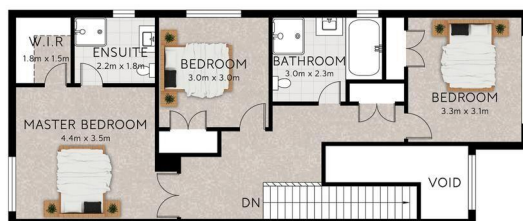
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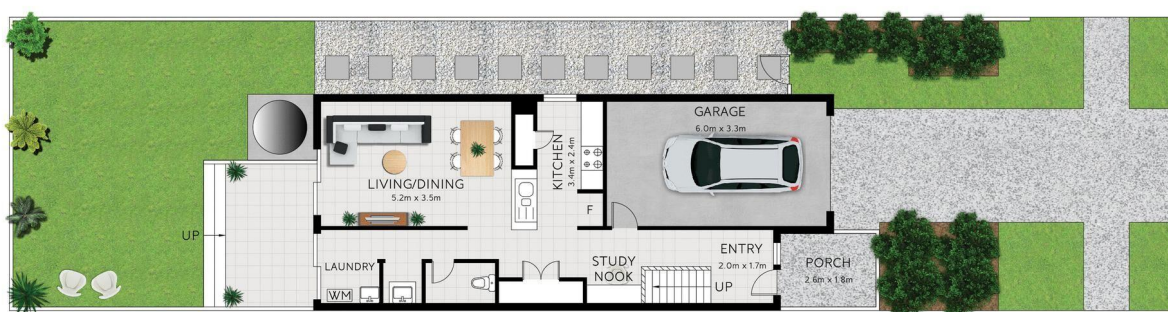
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Coomera



FIRST FLOOR



GROUND FLOOR

-  3
-  2.5
-  2

Internal: 147m²
Covered External: 5m²
Total Floor Area: 152m²

felt
IMAGERY

This plan is for illustrative purposes only.
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www.feltimagery.com.au

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