



**Sold**



6 Marjula Street, Coomera

## Rare Dual Living With Luxury River Sunset Views.

A rare riverside dual-living opportunity offering flexible, modern accommodation and relaxed waterway living. Thoughtfully refreshed throughout, the home presents generous living zones that suit multi-generational families, extended-stay guests or investors seeking strong rental potential. Timber decking and a wrap-around balcony with access from both sounds provide uninterrupted river outlooks - perfect for morning coffee, alfresco dining or entertaining as the tides change.

At the heart of the home is a contemporary kitchen with an island benchtop and gas cooktop, designed for everyday family life and effortless entertaining. Both bathrooms have been fully renovated to a modern standard, and the property's flat, easily maintained block includes side access ideal for a boat or caravan, space to add a pool, a double lock-up garage and an existing septic system - combining lifestyle with genuine practicality.

### Key Features

- Dual living layout - flexible accommodation for family or rental income
- Wrap-around balcony with access from both sounds, plus timber

4 🏠 2 🚤 2 🚗

**FOR SALE**  
Contact Agent

### AGENTS

David Brown  
0432 010 020  
david.brown@ljhooker.com.au

Lucas Rupp  
0406 249 324  
lucas.rupp@ljhooker.com.au

### AGENCY

LJ Hooker Oxenford  
(07) 5632 8428

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.



- decking and river views
- Contemporary kitchen with island benchtop & gas cooktop
- Fully renovated bathrooms
- Flat block with side access (boat/caravan friendly) and room to add a pool
- Lock-up garage
- Septic tank

Conveniently located near Coomera Rivers State School and Coomera State School; minutes to Westfield Coomera and easy access to the M1  
Lifestyle & Location:

Enjoy the relaxed riverside lifestyle while remaining close to everyday conveniences. Local primary schools and shopping at Westfield Coomera are within easy reach, and the M1 provides straightforward commuter access to surrounding centres. This is more than a home - it's a versatile waterfront opportunity you won't want to miss. Contact us today to arrange an inspection or for further details.

For more details and inspection times please call David Brown 0432 010 020

**Disclaimer:**

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

**MORE DETAILS**

|               |        |
|---------------|--------|
| Property ID   | JVJ0C  |
| Property Type | House  |
| Land Area     | 554 m2 |

**David Brown 0432 010 020**

Principal | LREA | david.brown@ljhooker.com.au

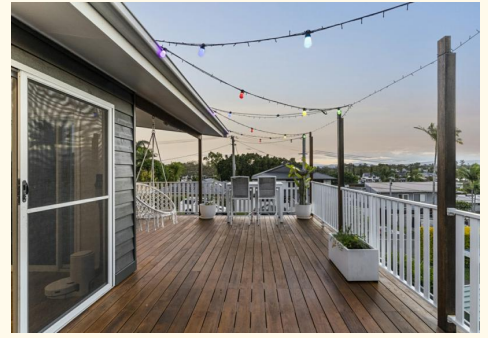
**Lucas Rupp 0406 249 324**

Sales Associate to David Brown | lucas.rupp@ljhooker.com.au

**LJ Hooker Oxenford (07) 5632 8428**

13/5 Michigan Drive, OXFENFORD QLD 4210

oxenford.ljhooker.com.au | oxenford@ljhooker.com.au





6 Marjula Street, Coomera

BED 4 BATH 2 CAR 3

Internal: 153 m<sup>2</sup> | External: 99 m<sup>2</sup> | Approx Total: 252 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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.