



1/3 Elise Avenue, Coomera

## Motivated Seller !

Welcome to 1/3 Elise Avenue, Coomera - a superb opportunity for first home buyers, savvy investors, and owner-occupiers alike. Positioned in a family-friendly street, this stylish double-storey duplex offers modern comfort, low-maintenance living, and exciting potential to personalise and add value over time.

Step inside to a spacious open-plan ground floor, where the kitchen, dining, and living zones flow seamlessly together - all kept comfortable year-round with air-conditioning. The well-appointed kitchen features an electric cooktop and generous bench space, perfect for everyday living or entertaining.

Convenience is key, with a downstairs toilet and a cleverly positioned laundry within the double garage, making day-to-day living effortless. Glass doors open out to a private outdoor area complete with a water tank and washing line - an ideal space for a small pet, kids to play, or simply enjoying a quiet morning coffee.

Upstairs, you'll find three well-proportioned bedrooms, all fitted with ceiling fans. The master suite offers a peaceful retreat, complete with air-conditioning, walk-in robe, modern ensuite, and its own private balcony. Bedroom three is particularly generous with an oversized wardrobe, while bedroom two is also spacious and comfortable. The

3  2  2 

**FOR SALE**  
Offers over \$839,000

**VIEW**  
By Appointment

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

main bathroom includes a shower over bath, plus a separate toilet for added practicality.

Set on a low-maintenance 162m<sup>2</sup> block with a double garage, this home offers the perfect balance of comfort and convenience - with the added bonus of scope to refresh and truly make it your own. Move in and enjoy as is, or add your personal touch over time - your canvas awaits.

Located close to schools, shops, transport, and all the amenities Coomera has to offer, this is an opportunity not to be missed.

Currently tenanted until 20 November 2026 at \$650 per week with quality tenants, this property represents an exceptional investment or a future family haven.

Don't miss your chance to secure this impressive home in one of Coomera's most sought-after pockets. Enquire today to arrange your inspection!

#### Property Features:

- 3 spacious bedrooms with ceiling fans
- Master suite with air-conditioning, walk-in robe, ensuite & private balcony
- Well-appointed family bathroom with shower over bath + separate toilet
- Open-plan living, dining & kitchen with air-conditioning
- Functional kitchen with electric cooktop & ample bench space
- Additional downstairs toilet for convenience
- Laundry located within the double garage
- Double lock-up garage with internal access
- Private outdoor area with water tank & washing line
- Low-maintenance 162m<sup>2</sup> block
- Peaceful, family-friendly street

#### Why Families Love Coomera:

- Family-friendly community with parks, playgrounds & walking tracks throughout
- Excellent selection of public & private schools nearby
- Close to Westfield Coomera for shopping, dining & entertainment
- Easy access to the M1 Pacific Motorway - commute to Brisbane or the Gold Coast with ease
- Convenient public transport options including Coomera train station
- Minutes to theme parks including Dreamworld and WhiteWater World
- Growing suburb with strong infrastructure and future development
- Close to sporting fields, gyms & recreation facilities
- Short drive to the Coomera River for boating, fishing & outdoor lifestyle
- Great mix of owner-occupiers and investors, creating a vibrant, growing community

## MORE DETAILS

Property ID	43SCGTJ
Property Type	House
House Size	164 m <sup>2</sup>
Land Area	162 m <sup>2</sup>
Including	Ensuite Toilets (1)

**Nykisha Brown 0435 990 266**

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- 1 Garage
- 2 Balcony
- 3 Water Tank



1/3 Elise Avenue **COOMERA**

3 | 2 | 2 | 164m<sup>2</sup> | 162m<sup>2</sup>



**DISCLAIMER**  
 This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.