



## Upper Coomera, 1/11 Gannon Way

### SPACIOUS DUPLEX WITH ROOM FOR THE BOAT OR CARAVAN

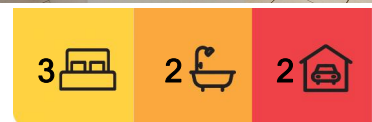
Welcome to this delightful duplex nestled in the heart of Upper Coomera, a thriving suburb known for its family-friendly atmosphere and vibrant community. This property offers an inviting blend of comfort and convenience, with three spacious bedrooms, two well-appointed bathrooms, and a double garage. The layout is perfect for families seeking a practical yet stylish home that meets all their needs.

Upper Coomera is renowned for its excellent educational facilities, including the highly regarded Coomera Anglican College and Assisi Catholic College. This suburb is also home to a variety of parks and recreational spaces, providing plenty of opportunities for outdoor activities and weekend adventures. With shopping centres, dining options, and public transport just a stone's throw away, everything you need is right at your doorstep.

Property features:



**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.



**For Sale**  
Offers over \$799,000

**View**  
By Appointment

**Contact**  
**Jane Doogan**  
0413 872 972  
jdoogan@ljhg.com.au  
**Dean McMurtrie**  
0414 444 779  
dean@ljhg.com.au

**LJ Hooker Nerang**  
**(07) 5581 4422**

- \* Freshly painted throughout
- \* All lights updated to LED lighting
- \* 3 bedrooms all with built in robes
- \* 2 bathrooms
- \* Open plan living with separate lounge/dining areas
- \* Air-conditioning to living room
- \* New ceiling fans throughout
- \* Gas cooking
- \* Undercover entertainment area
- \* Fully fenced yard with double gate access to the concrete pad for your boat or van
- \* Water tank
- \* Double auto garage with epoxy flooring

Rental Appraisal: \$740 - \$760 per week

No Body Corporate fees, only shared insurance: \$3,440 p.a.

Council Rates: approx \$2,790 p.a.

Water Rates: approx \$1,495.64 p.a.

Don't miss your chance to secure this fantastic property in such a sought-after location. Whether you're looking to settle down or invest, this duplex represents an excellent opportunity to be part of the Upper Coomera community. Act now and make this your new home today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Doogan Real Estate Pty Ltd as trustee for Doogan Family Trust by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## More About this Property

<b>Property ID</b>	5GZ9F41
<b>Property Type</b>	DuplexSemi-detached

**Jane Doogan 0413 872 972**

Sales Specialist | L.R.E.A. | Independent Contractor | [jdoogan@ljhgc.com.au](mailto:jdoogan@ljhgc.com.au)

**Dean McMurtrie 0414 444 779**

Sales Specialist to Jane Doogan Independent Contractor | [dean@ljhgc.com.au](mailto:dean@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**

2-4 New Street, NERANG QLD 4211

[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)



**LJ Hooker Nerang**  
**(07) 5581 4422**

**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.