



LJ Hooker  
Solutions Gold Coast

15 Rumbold Court, Upper Coomera



## Upper Coomera, 15 Rumbold Court

Now Vacant! Needs Paint, Carpet and New Owner

Welcome to 15 Rumbold Court, Upper Coomera! This 4 bedroom, 2 bathroom, double lock up garage home is now available for sale for the first time since being built in 2006.

Situated on a 634 sqm block, this property boasts a modern open plan design and plenty of room for the whole family.

The home is vacant with a current rental appraisal of \$775 per week.

With 3 living areas and dual sliding door access into a covered alfresco, this leads to a fully fenced flat rear yard which will be a favourite attribute of the home.

Located at the very end of a quiet cul-de-sac and surrounded by well presented homes an opportunity like this will have wide appeal from investors and owner occupiers alike. This property offers a peaceful and private lifestyle while still being close to local schools,

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**For Sale**  
\$899,000 - \$939,000

**View**  
[ljhooker.com.au/42XAGTJ](http://ljhooker.com.au/42XAGTJ)

**Contact**  
**Robbie Dunn**  
0404 466 793  
[rdunn@ljhgc.com.au](mailto:rdunn@ljhgc.com.au)

**LJ Hooker Coomera**  
**(07) 5585 7888**

shops, and amenities.

Features include but not limited;

- \* Easement free yard with side access possible
- \* Centrally located kitchen
- \* Large Master bedroom with ceiling fans, ensuite and walk in robe
- \* 3 additional bedrooms with ceiling fans and built-in robes
- \* Ceiling fans throughout the house
- \* Three living areas (ability to section off and create another bedroom)
- \* Split system A/C positioned to flow into all living area
- \* Open plan family/dining with centrally located kitchen
- \* Sliding door access to fully fenced rear yard
- \* 220m<sup>2</sup> living area
- \* Internal laundry
- \* Double remote access garage

Meters to public transport & walking distance to private and public schools, cafes, child care centres, shopping hubs and entertaining options and Westfield Coomera is 2 minutes away. Positioned 3 minutes to M1 exit (Exit 54), you are less than 40 mins to Brisbane City and less than 30 minutes to Surfers Paradise. Both Brisbane International Airport and Coolangatta International Airport under an hour away. Coomera train station is a 2minute drive away with the light rail opening rail travel up from the Sunshine Coast to Broadbeach

Important Note:

While every effort has been made to ensure accuracy, LJ Hooker Coomera will not be liable for any errors in typing or information. All details are deemed correct at the time of printing.

## More About this Property

<b>Property ID</b>	42XAGTJ
<b>Property Type</b>	House
<b>House Size</b>	170 m <sup>2</sup>
<b>Land Area</b>	634 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

**Robbie Dunn 0404 466 793**

Sales Specialist | L.R.E.A | [rdunn@ljhg.com.au](mailto:rdunn@ljhg.com.au)

**LJ Hooker Coomera (07) 5585 7888**

The Hub, 5/90 Days Road, UPPER COOMERA QLD 4209  
[coomera.ljhooker.com.au](http://coomera.ljhooker.com.au) | [coomera@ljhg.com.au](mailto:coomera@ljhg.com.au)



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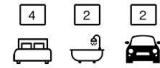


Total approximate floor area: 220m<sup>2</sup>

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



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