



## Upper Coomera, 22 Grammar Street

Bring Your Tool Belt And Take a Ticket

Discover the hidden gem awaiting your personal touch in the heart of Upper Coomera. This delightful property offers a western aspect, welcoming abundant natural sunlight and a floor plan designed to maximize ventilation, ensuring a comfortable living environment year-round.

While this home requires some work, it presents an exciting opportunity to customize and create your dream space. Conveniently located within a short stroll to Upper Coomera College, St Stephens, cafes, and the Coles Shopping Centre, it promises a lifestyle of ease and convenience. Public transport connections to Brisbane or the Gold Coast are just a stone's throw away, adding to the property's appeal.

Features Include:

- Master bedroom with ensuite
- Additional bedrooms all with built-in robes

# LJ Hooker

**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.

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**For Sale**  
All Written Offers Submitted

**View**  
[ljhooker.com.au/42K5GTJ](http://ljhooker.com.au/42K5GTJ)

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

- Open plan living area
- Large kitchen with ample bench and preparation space
- Split system air conditioning and ceiling fans throughout
- Paved alfresco area, perfect for entertaining
- Low maintenance gardens with a fully fenced yard
- Double garage for secure parking
- Internal garage ceiling needs replacing. Quote attached with supporting documents
- Block size of 503m2
- Rental appraisal \$700-\$750 a week

Enjoy the Benefits of Living in the Meadows Estate:

- No body corporate fees
- Walking distance to Coles, Library, Community Centre, cafes, and fast food restaurants
- Proximity to healthcare services including doctors, physiotherapists, pharmacists, and vets
- Quick access to the M1 Motorway for seamless commuting
- Convenient bus route running through the heart of the estate
- On-site amenities such as a swimming school and kindergarten
- Easy access to Coolangatta, Brisbane, and the stunning beaches of the Gold Coast

Opportunities like this are rare, and homes in Upper Coomera are in high demand. With some renovation work, this property has the potential to become your ideal family home. The owners are reluctantly letting go of this property, offering a quick buyer the chance to capitalize on this fantastic opportunity.

Important: Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.

## More About this Property

Property ID	42K5GTJ
Property Type	House
House Size	180 m²
Land Area	503 m²
Including	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

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**LJ Hooker**  
Solutions Gold Coast

22 Grammar Street, Upper Coomera

Whilst 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 by any prospective purchaser.



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