



22 Rix Drive, Upper Coomera

Space to Grow, Views to Keep, Elevated corner Block

Perched on a spacious 689sqm corner block in one of Upper Coomera's most in-demand family pockets, this well-cared-for home is ready to move into, with plenty of scope to make it your own.

With a Pre Sale Building & pest available on request free of charge - Buy with Confidence

The layout offers four generous bedrooms, including a master with ensuite, separate living areas, and a central kitchen that flows into the dining and family spaces - the natural gathering point of the home.

Out back, a large secure private yard with mountain and bush outlook gives you a genuine blank slate: space for a pool, an extended outdoor entertaining area, or keep the low maintenance yard as is for the kids or pets

The current owners have put real care into the property, adding a new stove and oven, LED downlights throughout, a resealed and repainted roof, a new side fence, a custom reading nook with built-in storage, a vegetable garden, new bathroom fittings as well as having secure pet house outside accessible from one of the bedrooms

4 2 2

FOR SALE
Offers Over \$995,000

VIEW
Sat 12th Sep @ 11:15AM - 11:45AM

AGENTS
Robbie Dunn
0404 466 793
rdunn@ljhg.com.au

AGENCY
LJ Hooker Coomera
(07) 5585 7888

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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Features:

- Pre sale Building & pest available on request free of charge - Buy with Confidence
- Elevated and private 689sqm corner block
- Well-maintained and ready to move in
- 4 bedrooms incl. master with ensuite and walk through robe
- Separate living/entertaining areas
- Central kitchen flowing into living/dining
- Double lock-up garage
- Fully fenced and private backyard with bush and mountain views
- LED downlights throughout
- Roof resealed and repainted
- Custom reading nook with built-in storage
- Vegetable garden
- Secure Pet Run
- Refreshed main bathroom fittings
- Rates - \$2,422.12 approximately yearly
- Water - \$1,068.96 approximately yearly
- Rental appraisal - \$840 - \$890 a week

Positioned close to parks, bushland and walking trails, with schools, shops and cafes nearby. M1 access places Gold Coast beaches approximately 25 minutes away, Brisbane CBD around 30 minutes away, and Westfield Coomera just moments away. Movie World, Wet'n'Wild, Topgolf and Dreamworld are all within 10 minutes.

This is a genuine opportunity with a deadline - the seller's instructions are clear: this home must be sold. Inspect now and be ready to act. **DISCLAIMER:** While every effort has been made to ensure the accuracy of the information contained in this advertisement, we make no representations or warranties as to its accuracy or completeness. All information is provided in good faith and is believed to be reliable at the time of publication; however, prospective purchasers should make their own independent enquiries and rely on their own investigations to verify all information before making any purchasing decisions.

MORE DETAILS

Property ID	43W6GTJ
Property Type	House
House Size	200 m2
Land Area	689 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Remote Garage

Robbie Dunn 0404 466 793

Licensee | Sales Specialist | rdunn@ljhgc.com.au

LJ Hooker Coomera (07) 5585 7888

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22 Rix Drive **UPPER COOMERA**

4 | 2 | 2 | 200m²

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Coomera Ormeau Tamborine Mountain

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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