

23 Saint Stephens Drive, Upper Coomera

VACANT AND MUST BE SOLD! Flat Easement Free Block With Side Access

Nestled in a quiet, family-friendly pocket of Upper Coomera, this well-maintained single-level brick home sits on a generous 695m² easement-free block - perfect for future sheds, pools, or simply enjoying extra space and privacy.

Key Features & Layout:

- Huge side access - ideal for boats, caravans, trailers, or adding a shed/pool
- Central kitchen with laminate benchtops, electric cooktop & oven, dishwasher, chrome finishes, and stainless sink - overlooking the open-plan living
- Generous open-plan living with soaring 3m ceilings, split-system air-conditioning, carpet, vertical blinds, and sliding doors to a covered outdoor entertaining area
- Separate lounge/fourth bedroom - perfect as a media room, home office, or guest space
- Master suite with walk-through robe, private ensuite, and direct sliding door access to the backyard
- Three additional good-sized bedrooms all with built-in robes and

4  2  2 

FOR SALE

All Written Offers Submitted

VIEW

Sat 13th Jun @ 10:15AM - 10:45AM

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.

 **LJ Hooker**

- vertical blinds
- Main bathroom featuring laminated vanity, bathtub, enclosed shower, and chrome tapware
- Double garage with internal laundry + extra driveway parking
- Covered outdoor entertaining overlooking the fully fenced backyard - great for family BBQs
- Additional comforts: electric hot water, NBN (FTTN), baiting termite system, built 2000 (timber frame, brick veneer)
- Rental Appraisal \$800 a week

Rates & Outgoings (approx.):

- Council rates: \$1533.37 Half yearly
- Water rates: \$447 usage per quarter (Tenanted)

Why Upper Coomera?

A thriving, family-oriented community on the northern Gold Coast - surrounded by bushland, walking tracks, and parks, yet minutes from everything you need. Local schools (public, private, and early learning), shopping centres, grocery stores, gyms, cafes, and diverse dining options are right on your doorstep. Jump on the M1 for Gold Coast beaches in under 25 minutes, Brisbane CBD in ~30 minutes, or Westfield Coomera for major retail. Thrill-seekers love being just 10 minutes from Movie World, Wet'n'Wild, Topgolf, and Dreamworld.

Don't miss this rare combination of space, functionality, and proven rental performance in a high-demand suburb

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the owner or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

MORE DETAILS

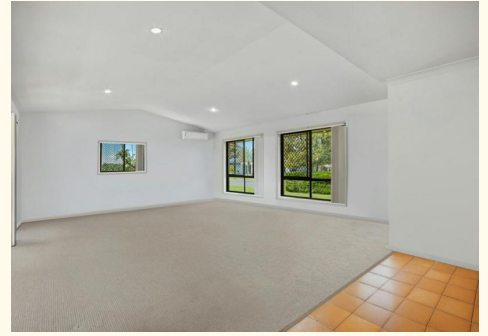
Property ID	43QRGTJ
Property Type	House
House Size	166 m2
Land Area	695 m2
Including	<ul style="list-style-type: none"> Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Robbie Dunn 0404 466 793

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

LJ Hooker Coomera (07) 5585 7888

The Hub, 5/90 Days Road, UPPER COOMERA QLD 4209
coomera.ljhooker.com.au | coomera@ljhgc.com.au





23 Saint Stephens Drive **UPPER COOMERA**

4 | 2 | 2 | 166m²

LJ Hooker

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.

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.

LJ Hooker