



## Upper Coomera, 3 Dorretti Circuit

### FUNCTIONAL FAMILY HOME / VACANT POSSESSION AVAILABLE

Positioned within the incredibly private and peaceful Coomera Retreat Estate, this superbly maintained 10 year old home is an absolute must see for the first home buyers or anyone looking to downsize to a more low maintenance style of property.

Set on approximately 450m<sup>2</sup> of land this home is move in ready and just about to become vacant which should make it a popular choice amongst those purchasers wanting to settle and move in quickly without any hassles or delays.

One of the best Estates Upper Coomera has to offer and only minutes from all the major local amenities, we strongly encourage your attendance at the first open home to avoid missing out!

This Property Also Includes;

Four bedrooms all with ceiling fans and built in robes provided

Master Bedroom featuring its own walk-in robe and ensuite



**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**  
Expressions of Interest

**View**  
[ljhooker.com.au/5FZGF41](http://ljhooker.com.au/5FZGF41)

**Contact**  
**Michael Folkard**  
0402 656 246  
[michael@ljhgc.com.au](mailto:michael@ljhgc.com.au)

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

Main bathroom with bathtub and shower plus a separate toilet for added convenience  
 Modern kitchen featuring beautiful stone bench tops, a professional stand-alone gas cooker for the budding chefs and a spacious walk-in pantry  
 Low maintenance block of approximately 450m2, fully fenced for the kids and pets and side access provided to the yard through double gates for anyone needing to park a boat, trailer or caravan  
 Great open plan living scheme extending to a covered entertaining space at the rear of the home  
 Auto double garage with internal access to the home provided  
 Garden shed to help store the tools and toys  
 Solar power system installed to help keep the electricity bills down to a minimum

Just walking distance to the Coomera Retreat parks, kids playgrounds, schools, shops, restaurants, and only a short drive to Westfield Coomera. The M1 and Coomera Train Station are also just minutes away for those needing to commute. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

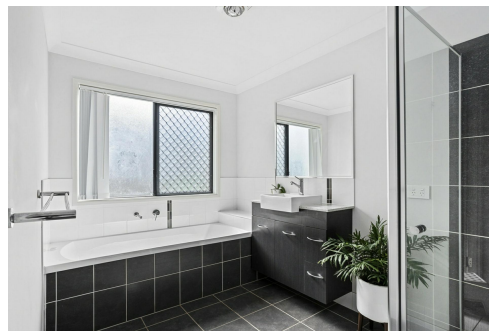
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## More About this Property

Property ID	5FZGF41
Property Type	House
Land Area	450 m <sup>2</sup>
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

**Michael Folkard 0402 656 246**  
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3 DORRETTI CIRCUIT, UPPER COOMERA

 4  2  2

Internal: 169m<sup>2</sup> | External: 17m<sup>2</sup> | Total: 186m<sup>2</sup>

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

