



## Upper Coomera, 9 Shelly Place

### RENOVATOR'S REWARD AWAITS!

This is your chance to break into the booming Upper Coomera market with a property that's brimming with potential.

Positioned in a quiet cul-de-sac, this home has already had a building and pest inspection completed - it's structurally sound, giving you a solid foundation to roll up your sleeves and transform it into something truly special.

Whether you're a seasoned renovator, a first-time buyer looking to add value, or an investor looking to repaint, re carpet and re-rent - this is a golden opportunity to bring your tools, add your flair, and reap the rewards!

Ready for your vision offering:

- Solid brick and tile construction
- Multiple living areas

# 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.



**For Sale**  
Buyer Above \$799,000

**View**  
By Appointment

**Contact**  
**Siarne Loeve**  
0422 609 353  
siarne@ljhteam.com.au

**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**

- 3 bedrooms, a large master with ensuite
- Hub of the home kitchen
- 2 bathrooms
- Large outdoor entertaining space
- Fully fenced, private yard
- Plenty of room for the kids & pets or a potential pool
- Elevated with hinterland views
- Separate laundry
- Double under cover car parking
- 623m2 block (no easements)
- Security screens
- Ceiling fans throughout
- Tucked away in a quiet, family-friendly location, perched at the end of a cul-de-sac

Location:

- 300m to Coles, cafes and restaurants
- 350m to bus stop
- 15 mins drive to the famous Gallery walk on Tamborine mountain
- Close to an array of sought after primary and secondary schools
- Quick drive to theme parks
- 5 mins to Highway

Outgoings:

- Last water notice \$406 for the quarterly period
- Last rates notice \$1333 for 6 monthly period

Don't miss out —opportunities like this are rare. Inspect today and start imagining the possibilities to renovate and reap the benefits! Building and pest report available to any interested parties after an inspection - contact Siarne Loeve today!

\*Please note the tenants lease is at an end 11th August 2025. The tenants items have been digitally removed for their privacy and the purpose of online marketing.

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## More About this Property

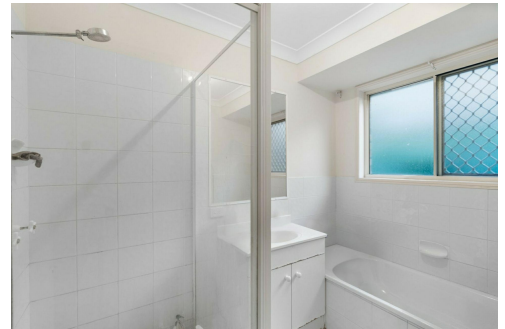
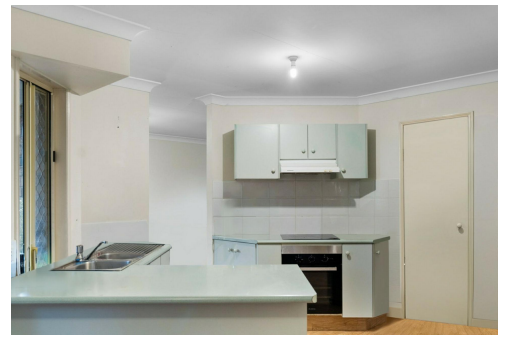
<b>Property ID</b>	35KQGMK
<b>Property Type</b>	House
<b>Land Area</b>	623 m2

**Siarne Loeve 0422 609 353**

Sales & Marketing Specialist | [siarne@ljhteam.com.au](mailto:siarne@ljhteam.com.au)

**LJ Hooker Pacific Pines | Helensvale (07) 5573 2099**

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9 Shelly Place UPPER COOMERA

3 | 2 | 2 | 117m<sup>2</sup>



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