



1/1 Gannon Way, Upper Coomera

253sqm Of Living! SPACE. SCALE. STYLE. MODERN LIVING REDEFINED

This residence combines 253sqm Of Living with architectural scale, functional elegance and lifestyle versatility to deliver an offering rarely seen in duplex living. With 253sqm of thoughtfully designed living space, this is a home built for families who want room to breathe - without compromising on style.

Every element has been considered to maximise space, light and liveability: generous open-plan living zones, multiple indoor and outdoor entertaining areas, and well-separated private spaces across both levels make this a home that adapts to how you actually live.

Ground Floor - Made for Living and Entertaining

Expansive kitchen, dining and living domains anchor the lower level, complemented by a versatile fourth bedroom - perfect for executive use, guests, or a home business. Seamless flow to the covered alfresco area makes indoor-outdoor living effortless.

Upstairs - A Private Retreat

Oversized master suites feature walk-through robes, ensuite and

4 2 3

FOR SALE

Offers Over \$995,000

VIEW

Sun 27th Sep @ 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.



private balcony access, while a secondary living retreat opens onto a balcony capturing sweeping mountain vistas - your own escape at the end of the day.

Feature: Refined Comfort and Modern Enhancement

- No Body Corp - Shared insurance
- 4 Bedroom, 2.5 Bath, 4 Car (one lock-up)
- Fully upgraded interiors - new flooring and carpets throughout
- Zoned ducted air-conditioning
- Crimsafe security to the lower level
- Living areas on both levels
- 10.2kW solar system for energy efficiency
- New Colorbond fencing
- New garden watering system
- Covered alfresco and landscaped, low-maintenance yard
- Elevated mountain outlook
- 253sqm of living space
- Location: Everything Within Reach
- Rental appraisal - \$850-\$900

Positioned close to parks, bushland and walking trails, with schools, shops and cafes just moments away. Jump on the M1 and you're at Gold Coast beaches in approx. 25 minutes, Brisbane CBD in around 30 minutes, and Westfield Coomera is right on your doorstep. Movie World, Wet'n'Wild, Topgolf and Dreamworld are all within 10 minutes - this is convenience without compromise.

The Seller's Instructions Are Clear: This Home Must Be Sold.

A genuine opportunity with a genuine deadline. Don't miss your chance to secure this rare offering.

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	43W8GTJ
Property Type	House
House Size	273 m2
Including	Ensuite Toilets (3)

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





Unit 1/1 Gannon Way **UPPER COOMERA**

4 |
 2 |
 2 |
 253m²

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.