






1 & 2/1 Gannon Way, Upper Coomera

## Dual Living Duplex Residences on Separate Titles - Sold as One Complete Holding

Two large duplexes on separate titles - this is a tightly held and rarely replicated dual living opportunity in today's market. An offering of genuine distinction, this is a rare opportunity to secure two substantial duplex residences on separate titles.

Secure both residences in one decisive move - 8 bedrooms, 6 bathrooms, and 6-car accommodation forming a compelling proposition for multi-generational living, premium dual-income investment, or long-term land banking. Two separate titles, over 525sqm of combined living, and more than 700sqm of easement-free yard deliver a landholding of genuine scale rarely seen in today's market.

Designed across expansive dual-level layouts, both residences combine architectural scale, functional elegance and lifestyle versatility. Each home features generous open-plan living zones, multiple indoor and outdoor entertaining areas, and well-separated accommodation across both levels. Ground floors in both residences feature expansive kitchen, dining

8  6  6 

**FOR SALE**  
Offers Over \$2,200,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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**

and living domains, complemented by a versatile fourth bedroom ideal for executive use, guests, or home business requirements. Seamless integration to covered alfresco spaces ensures effortless indoor-outdoor flow.

Upstairs, both homes elevate everyday living with oversized master suites featuring walk-through robes, private ensuites and balcony access, alongside secondary living retreats that open to elevated outdoor spaces capturing uninterrupted mountain vistas.

Residence One - Refined Comfort and Modern Enhancement

4 Bedroom, 2.5 Bath, 3 Car (one lock up)  
Fully upgraded interiors including new flooring and carpets  
Zoned ducted air-conditioning throughout  
Crimsafe security to lower level  
10.2kW solar system for energy efficiency  
New Colourbond fencing  
Covered alfresco and landscaped low-maintenance yard  
Elevated mountain outlook  
253sqm of living  
Rental appraisal - \$800-\$850 per week

Residence Two - Space, Privacy and Outdoor Scale

4 Bedroom, 2.5 Bath, 3 Car (one lock up)  
Mirrored expansive floorplan  
Ducted air-conditioning to upper level  
Significant easement-free yard with valuable side access  
Expansive covered alfresco of approximately 26sqm  
Exceptional outdoor versatility for entertaining, storage or lifestyle use  
Elevated mountain outlook  
273sqm of living  
Large side access for boats, caravans or recreational vehicles  
Rental appraisal - \$850-\$900 per week

Combined Offering Highlights

Two separate titles  
8 bedrooms, 6 bathrooms, 6-car accommodation  
Multiple living zones across both residences  
Dual balconies with uninterrupted mountain views  
Premium flexibility for extended families or dual-income strategy  
Over 700sqm of easement-free yard  
Over 525sqm of combined living  
Rates - approximately \$2,790 each yearly  
Water & Sewerage - \$2,480 each yearly

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, shopping centres, gyms, cafes and dining are right on your doorstep. The M1 puts Gold Coast beaches within 25 minutes, Brisbane CBD within 30, and Westfield Coomera moments away. Thrill-seekers will love being just 10 minutes from Movie World, Wet'n'Wild, Topgolf and Dreamworld.

Disclaimer: The information in this listing has been prepared in good faith, but its accuracy cannot be guaranteed. Prospective buyers are encouraged to conduct their own due diligence and seek independent advice before making any decisions. Where any discrepancy exists between this material and the Form 2 Seller Disclosure Statement, the Form 2 will take precedence.

## MORE DETAILS

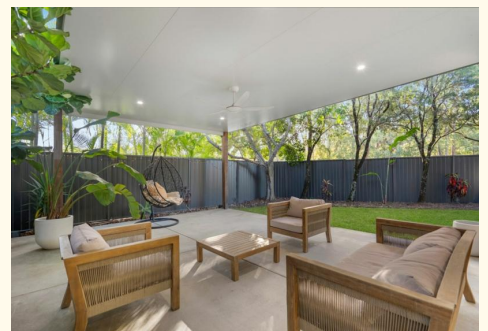
Property ID 43S4GTJ  
Property Type House  
Including Toilets (6)

**Robbie Dunn 0404 466 793**

Licensee | Sales Specialist | [rdunn@ljhgc.com.au](mailto:rdunn@ljhgc.com.au)

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Unit 2/1 Gannon Way **UPPER COOMERA**

4 | 2 | 2 | 273m<sup>2</sup>

**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.

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