



1 & 2/1 Gannon Way, Upper Coomera




Dual Living Opportunity - Two Titles - 8 Bed - 6 Bath - 6 Car - Mountain Views

Offered exclusively as a combined purchase and to be sold simultaneously, this is a tightly held and rarely replicated opportunity in today's market.

An offering of genuine distinction, this is a rare opportunity to secure two substantial duplex residences on separate titles, sold together as one strategic acquisition in a tightly held pocket with uninterrupted mountain outlooks.

Designed across expansive dual-level layouts, both residences combine architectural scale, functional elegance and lifestyle versatility to deliver an offering rarely seen in today's market - eight bedrooms, 6 bathrooms and accommodation for up to six vehicles in total, forming a compelling proposition for multi-generational living, premium dual-income investment or long-term land banking.

Each home has been thoughtfully designed to maximise space, light and liveability, with generous open-plan living zones, multiple indoor and outdoor entertaining areas, and well-separated accommodation

8  6  6 

FOR SALE
Contact Agent

VIEW
By Appointment

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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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across both levels.

Ground floors in both residences feature expansive kitchen, dining 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

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 available for boats, Caravans or toys

Combined Offering Highlights

- Two separate titles sold together as one acquisition
- 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
- Rare scale in a tightly held residential setting
- This is not simply a dual dwelling opportunity - it is a rare landholding of scale, adaptability and long-term value, designed for buyers who recognise the advantage of securing substantial real estate in one decisive move.
- Over 700sqm of easement free yard
- Over 525sqm of living in both properties

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.

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

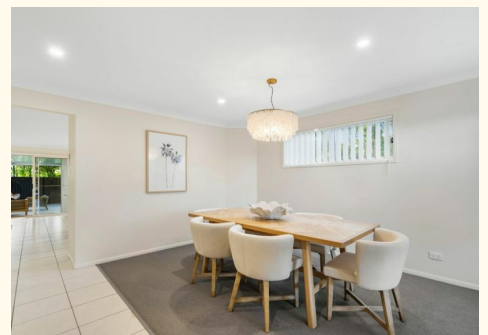
Property ID 43S4GTJ
Property Type House
Including Toilets (6)

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

4 | 2 | 2 | 273m²

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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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