



2/1 Gannon Way, Upper Coomera

## Big Enough for the Family. Smart Enough for the Investor. Rare Enough to Act Now

This is not your average 4-bedroom home. At 273sqm, this substantial dual-level residence sits well above the typical Upper Coomera floorplan, delivering a scale of living that is genuinely difficult to replicate at this price point. Three distinct living zones, an expansive easement-free yard, and a covered alfresco of approximately 26sqm combine to create a home that performs as hard as it impresses.

Across two generous levels, the layout has been designed for families who need room to breathe - and buyers who understand that space like this doesn't stay available. The ground floor anchors the home with a sweeping open-plan kitchen, dining and living domain, a versatile fourth bedroom perfect for a home office, guest suite or executive retreat, and seamless flow out to the oversized alfresco entertaining area. Upstairs, a secondary living retreat provides genuine separation - opening to elevated outdoor space and framing uninterrupted mountain views that stop you in your tracks. The master suite is proportioned to match - walk-through robes, private ensuite, and private balcony access completing the picture. Then there's the yard. A significant, easement-free outdoor footprint

4 2 3

**FOR SALE**  
\$1,090,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Coomera  
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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**

with large side access capable of accommodating a boat, caravan or recreational vehicle - the kind of bonus that buyers search for and rarely find. In a suburb where outdoor space is increasingly squeezed, this is a genuine point of difference.

Why the numbers stack:

273sqm of living - well above the Upper Coomera average for 4-bedroom homes

Three distinct living zones across two levels

4 Bedrooms, 2.5 Bathrooms, 3-Car Accommodation (one lock up)

Ducted air-conditioning to upper level

Expansive covered alfresco of approximately 26sqm

Significant easement-free yard with large side access - boats, caravans, recreational vehicles

Elevated, uninterrupted mountain outlook

Rental appraisal - \$850-\$900 per week

Rates - approximately \$2,790 yearly

Water & Sewerage - approximately \$2,480 yearly

Why Upper Coomera - and why now?

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

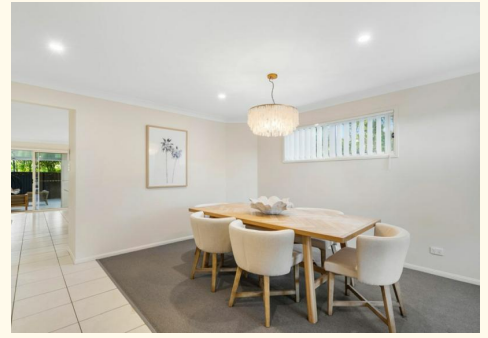
Property ID	43S4GTJ
Property Type	House
House Size	273 m2
Including	Ensuite
	Toilets (3)

**Robbie Dunn 0404 466 793**

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

**LJ Hooker Coomera (07) 5585 7888**

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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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