






Upper Coomera, 100/1 Sauvignon Parade

Stylish Townhouse in Sought-After Diamond Hill Complex

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Experience the perfect combination of modern design, functional living, and prime location with this exceptional townhouse in the sought-after Diamond Hill complex.

Set across two thoughtfully designed levels, this home offers generous space and privacy, making it ideal for families, professionals, or those seeking a harmonious work-from-home lifestyle. With contemporary features and a well-planned layout, every corner of this property exudes comfort and practicality.

Property Features —Designed for Effortless Living:

- Four spacious bedrooms, all designed with comfort in mind, ensuring every member of the household has their private retreat.

- Three beautifully presented bathrooms, offering modern fixtures and ample space for the

For Sale
Offers Above \$650,000

View
ljhooker.com.au/35CVGMK

Contact
Adam Hope
0417 654 153
adam.hope@ljhteam.com.au
Aaron Dobson
0406 976 482
adobson@ljhteam.com.au

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(07) 5573 2099

whole family.

- An inviting open-plan living and dining area that seamlessly integrates with a sunlit balcony, perfect for relaxed mornings or evening gatherings.
- A large, well-appointed kitchen with abundant bench space, storage, and quality appliances, catering to home chefs and entertainers alike.
- Enjoy the outdoors in the fully fenced, private backyard, ideal for children to play, pets to roam, or hosting barbecues in a secure space.
- A dedicated separate laundry, adding practicality to everyday living.
- Double lock-up garage with internal access, ensuring security and convenience.
- Comfort all year round with split-system air-conditioning and ceiling fans thoughtfully placed throughout the home.

Beyond the home itself, residents of the Diamond Hill complex enjoy exclusive access to on-site pool and spa facilities, providing a resort-style living experience right on your doorstep.

For shopping, dining, and entertainment, you're just minutes away from Coomera Westfield, one of the Gold Coast's premier retail and lifestyle destinations. Commuters will benefit from proximity to Coomera Train Station, while beach lovers will enjoy being only a 25-minute drive to Surfers Paradise, making weekends a breeze.

Situated in one of Upper Coomera's most convenient locations, this townhouse places you close to everything you need. Families will appreciate being just:

- 750 meters from Upper Coomera State College, a top choice for local education.
- 2.2 kilometres from Saint Stephen's College, renowned for its academic excellence.

With a rental appraisal of \$750–\$800 per week, this property offers strong potential for savvy investors looking to capitalize on the high demand in this thriving area.

Whether you're a first-time investor or adding to an existing portfolio, this townhouse promises excellent returns.

Don't let this opportunity pass you by! Whether you're searching for your dream home or the perfect investment, this Diamond Hill townhouse ticks every box.

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More About this Property

Property ID	35CVGMK
Property Type	Townhouse

Adam Hope 0417 654 153

Principal | Director | Licensee | adam.hope@ljhteam.com.au

Aaron Dobson 0406 976 482

Sales Specialist | adobson@ljhteam.com.au

LJ Hooker Pacific Pines | Helensvale (07) 5573 2099

8 Discovery Drive, HELENSVALE QLD 4212

pacificpines-helensvale.ljhooker.com.au | admin@ljhteam.com.au



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100/1 SAUVIGNON PARADE, UPPER COOMERA

4 3 2

Internal: 167m² | External: 16m² | Total: 183m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

