



54/2 Weir Drive, Upper Coomera

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Under Contract - Conditions Pending

Prime Opportunity in the Heart of Coomera Outlook
 Step into modern paradise at 54/2 Weir Drive, Upper Coomera - a stunning, low-maintenance 3-bedroom townhouse nestled within the prestigious Coomera Outlook resort-style complex. Built in 2011 and meticulously maintained, this 3 bedroom gem offers the perfect blend of contemporary comfort and community convenience, ideal for investors seeking solid returns and great tenants.
 Due to the current lease in place until August 2026 savvy owner occupiers have the opportunity to limit their competition. With its fresh styling and unbeatable location, this property won't last - secure your slice of Upper Coomera's booming lifestyle today!

FOR SALE
 \$747,000 - \$792,000

AGENTS
 Robbie Dunn
 0404 466 793
 rdunn@ljhg.com.au
 Lachlan Smith
 lsmith@ljhg.com.au

AGENCY
 LJ Hooker Coomera
 (07) 5585 7888

Inside, Effortless Elegance Awaits:

- **Spacious Open-Plan Living:** Light-filled downstairs lounge and dining area flows seamlessly to a gourmet kitchen boasting Caesar Stone benchtops, stainless steel appliances (including dishwasher), ample storage, and a breakfast bar - perfect for casual meals or entertaining.
- **Generous Bedrooms:** Master suite upstairs with walk-in robe & ensuite; two additional bedrooms with built-in robes and plush new carpets throughout.

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.



- **Luxury Bathrooms:** Sleek family bathroom with bath & separate shower plus a convenient downstairs powder room & laundry
- **Climate-Controlled Comfort:** Zoned ducted air-conditioning throughout, ensuring year-round ease in Queensland's sunny climate.
- **Practical Perks:** Internal laundry with storage, security screens and alarm system, low-maintenance turf yard, and individual water metering (pay only for what you use) - all backed by eco-friendly rainwater tank.
- Currently tenanted until August 2026 at \$650 a week. Current rental appraisal is \$700-\$730 a week

Unrivalled Resort-Style Amenities in Coomera Outlook:

- Pet-friendly complex, sparkling resort pool, shaded BBQ pavilion, and lush tropical landscaping - maintained by on-site managers for that true holiday vibe.
- Approximately body corporate fees of just \$78 per week, covering building insurance plus all grounds and facilities.

Location That Delivers Everyday Wins:

- Walk to Coles Supermarket, Westfield Coomera Town Centre, and a bounty of cafes, dining, and medical hubs - everything you need within 500m.
- Moments from St Stephens College, Upper Coomera State College, and public transport links to Helensvale train station and Pacific Fair.
- Easy M1 access for a 20-minute drive to Gold Coast beaches or 45 minutes to Brisbane CBD - the ultimate in connectivity without the chaos.
- Zoned for high-demand schools and surrounded by parks, library, and community centre - family living at its finest in one of Upper Coomera's most desirable pockets.

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 43JHGTJ
 Property Type Townhouse
 House Size 135 m2

Robbie Dunn 0404 466 793

Licensee | Sales Specialist | rdunn@ljhgc.com.au

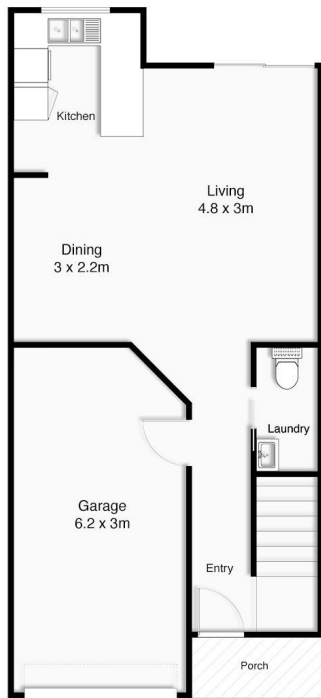
Lachlan Smith

Sales Associate | lsmith@ljhgc.com.au

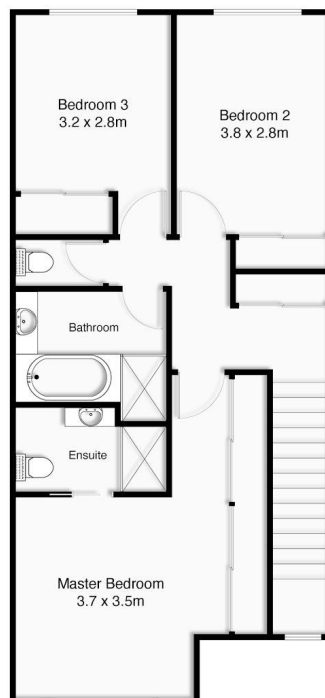
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The Hub, 5/90 Days Road, UPPER COOMERA QLD 4209
coomera.ljhooker.com.au | coomera@ljhgc.com.au





Ground floor



First floor

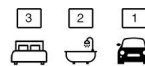


Coomera Ormeau Tamborine Mountain

54/2 Weir Street, Upper Coomera

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

Total approximate floor area: 135m²



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