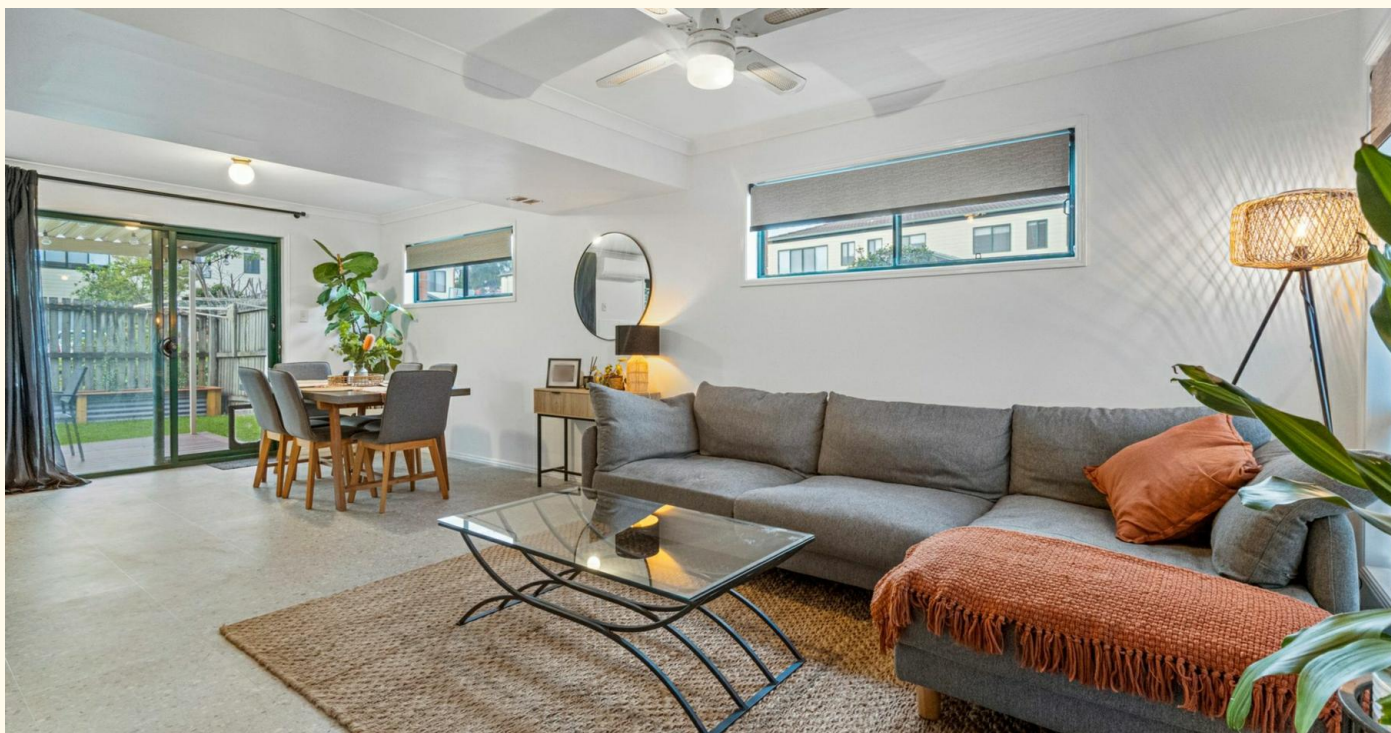




34/1 Koala Town Road, Upper Coomera

SPACIOUS END UNIT WITH A NEW COVERED ALFRESCO DECK!

This spacious, beautifully presented end unit townhouse sits within the highly sought-after River Glades Complex and won't be on the market long. Freshly renovated with brand-new flooring throughout with a covered alfresco timber deck, this home delivers modern style, year-round outdoor living, and a fantastic location.

Step inside to a generous open-plan living area, finished with near new flooring that gives the whole home a fresh, modern feel. Natural light floods the space, creating a bright and welcoming atmosphere. The well-appointed kitchen sits adjacent, fitted with modern appliances and positioned to flow easily through to the alfresco deck while staying within easy reach of the living room.

Upstairs you'll find 3 spacious bedrooms, including a master bedroom with Ensuite plus a beautifully presented main bathroom. A handy powder room downstairs adds extra convenience for guests. The near new covered alfresco deck - an entertainer's dream, rain or shine adds another space to relax morning or night.

3 2 2

FOR SALE
Offers over \$792,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Coomera
(07) 5585 7888

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

Feature include:

- Renovations recently completed throughout
- Near New flooring throughout
- Near New covered alfresco deck
- Walking distance to Coomera River walking trails
- Split-system air-conditioning in the main living area
- Large, functional kitchen with stainless steel appliances
- 3 spacious bedrooms
- Well-presented bathroom + downstairs powder room
- Separate laundry
- Currently Tenanted at \$720 a week until 25/9/26

River Glades Complex residents also enjoy:

- 950m to Damien Leeding Park (Oxenford Lake)
- 2km to Saint Stephen's College
- 3.2km to Upper Coomera State College
- 1.6km to Coles Upper Coomera
- 4.4km to Westfield Coomera
- 4.5km to Costco Coomera
- 4.5km to the soon-to-be-completed Coomera Hospital
- 25 minutes drive to Surfers Paradise
- Complex Pool, On-Site Manager, Secure Gated Complex

Please note: Photos shown are from a recent past rental campaign and may not reflect current furnishings or styling.

Upper Coomera is 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	43UJGTJ
Property Type	Unit
House Size	136 m2
Land Area	233 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking

Robbie Dunn 0404 466 793

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

LJ Hooker Coomera (07) 5585 7888

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





Coomera Ormeau Tamborine Mountain

34/1 Koala Town Road, Upper Coomera

Whilst 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 such by any prospective purchaser.

Total approximate floor area: 136m²



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