Offers over $950,000 considered

4 2 2

7 Gannet Place UPPER COOMERA QLD









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Investors' Delight

Tucked away in a peaceful cul-de-sac, this beautifully presented double storey home offers the perfect combination of space, comfort, and convenience. Ideal for savvy investors or growing families, this property delivers a relaxed lifestyle surrounded by a tranquil nature reserve.

Property Highlights:

Downstairs:
• Light-filled open-plan living and dining area with seamless indoor-outdoor flow
• Modern kitchen with gas cooktop, quality appliances and generous cabinetry for effortless storage
• Versatile bedroom on ground floor - ideal for guests, extended family, or home office
• Covered alfresco area that overlooks a idyllic nature reserve, providing a perfect setting for outdoor dining, entertaining, or simply relaxing fresh air
• Ample storage including under-stair space and a hallway linen cupboard
• Double lock up garage with internal access and built in laundry

Upstairs:
• Private master suite with walk-in robe and stylish ensuite
• Two additional well-proportioned bedrooms, both with built-in robes and one with aircon
• Spacious family room - great for kids' play space or second living area
• Main bathroom with separate bath and shower, plus a separate toilet
• Extra linen storage in the upstairs hallway

Other Features:
• Fully fenced low-maintenance yard with lush greenery views
• Split-system air conditioning to downstairs living area, master bedroom and upstairs bedroom for year-round comfort and ceiling fans throughout
• Contemporary finishes with functional design set in a serene, private pocket

Location & Lifestyle:
• Close to parks, bushland, schools, shops, gyms, dining options
• Easy access to public transport and M1 for commuting to Brisbane and Gold Coast
• A short drive to Coomera Westfield, train station, and entertainment precincts

Investment Potential:
• Lovely tenants already in place
• Strong rental demand in the area and low vacancy rates
• Functional layout appeals to families, professionals and shared living

Additional details:
• Built 2014
• 400m2 block
• Blinds throughout the home
• Security screens to windows and doors
• FTTP NBN
• No easements
• Current lease until May 2026

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• Current rent: $1,600 p/f
• Rental appraisal: approx. $850-$900 pw

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First Floor

Approximate Floor Area

Ground Floor	105 m²
First Floor	79 m²
Total	184m²

LITTLE REAL ESTATE

Floor Plan by Aspire Photography & Styling

7 Gannet Place, Upper Coomera

Disclaimer: This floor plan has been prepared for marketing purposes and is intended for illustrative purposes only. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, and no responsibility is taken for the accuracy or completeness of the contents.