

Offers Over \$990,000 Considered

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24 College Close UPPER COOMERA QLD



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Space, Light and Lifestyle in One Inviting Package

Tucked away in a quiet, family-friendly cul-de-sac, this inviting home offers a wonderful sense of space, light and livability on a level block. One of the standout features is the expansive backyard - a wide, open lawn that provides endless room for kids and pets to play, weekend entertaining, or future outdoor enhancements. Inside, the home feels bright and airy throughout, with natural light filling the generous open-plan living and dining area that flows seamlessly to the outdoor entertaining pad.

The practical floorplan has been thoughtfully designed for family comfort. The master bedroom features its own ensuite and walk-in robe, while the additional bedrooms are positioned around a central lounge area that works perfectly as a playroom, study nook or second living space. The shared bedroom offers generous proportions, further enhancing the home's overall comfort and versatility. The dedicated media room is perfect for weekend movie nights or as a quiet play area for kids, and can be easily converted into a fourth bedroom if needed. A functional kitchen, built-in laundry and double garage complete the picture, ensuring everyday convenience.

Location & Lifestyle

- positioned close to parks, quality schools, shopping options, gyms, vibrant cafe and dining scene
- enjoy easy access to public transport and the M1, offering convenient commuting to both Brisbane and the Gold Coast
- just a short drive to Westfield Coomera, the train station and vibrant entertainment precincts

Investment Potential

- well-presented with lovely tenants already in place
- located in an area with consistently strong rental demand and low vacancy rates
- a practical, functional layout that appeals to families, professionals and shared living arrangements
- Built 2000
- 891m2 block
- Split air conditioning systems and ceiling fans
- Blinds throughout the home
- Double lock up garage with internal access
- Fully fenced private backyard
- FTTP NBN
- Current lease until May 2026
- Current rent: \$700 p/w
- Rental appraisal: approx. \$740-\$770 pw

Upper Coomera State College - 0.43 km
Saint Stephen's College - 0.89 km
Coomera State School - 1.63 km
Assisi Catholic College - 1.69 km
Coomera Anglican College - 1.85 km
Helensvale State High School - 3.53 km

Roe Street bus stop - 800m

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Coomera train station - 4.1km

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** Some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home **

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LITTLE
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24 College Close, Upper Coomera

Approximate Floor Area 172m²

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.



Floor Plan by Aspire Photography & Styling