

61a Bluetail Cres, Upper Coomera, QLD 4209

\$1,500,000

Residential Land



All Civil Works Completed, Big block. Bigger views.

Please contact the agent for inspection opportunities

Property details

Land area: 3,379 m²

Building envelope: Approximately 850 m²

Access: Rear lot via approved 6 m easement over Lot 2 (51.6 m)

Aspect: Elevated site with uninterrupted coastal skyline views

Civil works: Completed - all earthworks, driveway and stormwater in place

Services: Sewer, water and electricity connected to the site

Open for Inspection

By Appointment.

About this property

A rare 3,379 m² rear-access lot in the tightly held Large Lot Precinct of Upper Coomera. Perched on an elevated position, the site captures uninterrupted coastal skyline views - a backdrop that will only enhance the value of whatever is built here.

All civil works have been completed and services are connected to the site, meaning the hard work is already done. With an approximate building envelope of 850 m² and everything in place to commence construction, this is a truly ready-to-build opportunity. Whether you're an owner-builder designing your dream home or an investor pursuing a dual income strategy, this site removes the usual delays and uncertainty of a raw block.

Located minutes from Coomera Town Centre, Pacific Motorway access, and quality schooling precincts.

Development potential - indicative scenarios

Single prestige dwelling - build straight away on a generous 850 m² envelope with coastal skyline views

Dual occupancy (hold for rent) - \$62,400 net per year approximate

Dwelling with granny flat - \$54,600 net per year in combined rental income approximate

All development scenario figures are indicative estimates only and have not been verified by an independent quantity surveyor or registered property valuer. Development outcomes are subject to planning approval and market conditions. Interested parties should seek independent financial, legal, and planning advice before making any acquisition decision.

Listed By

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