

2/17 Betty St, Upper Coomera, QLD 4209

Sold - 17/04/2024

Duplex 3  2  2 



## SOLD BY EWAN KERR

Buyers will need to act quickly to secure this beautifully renovated duplex in the heart of Upper Coomera. An incredible low maintenance property with no stairs and no body corporate fees to worry about. Vacant and ready to go right now for those purchasers looking for a quick settlement. All the hard work has been done for you and this property will greatly appeal to those purchasers looking for something move in ready.

### Open for Inspection

By Appointment.

This Property Also Includes;

Beautiful brand new timber look flooring installed throughout the home

Three good size bedrooms all with new fans, new premium wool carpet and built in robes provided

Master bedroom featuring a walk in robe and fully renovated ensuite

Stunning refurbished kitchen with a brand new oven and dishwasher installed

Securely fenced rear yard for the children and pets to play safely

Brand new Colourbond fencing to the southern boundary fence

Brand new main bathroom with floating vanity and a great size bath for the kids

Freshly painted throughout internally

Freshly laid Empire Zoysia Turf in the front and rear yards

All new electrical installed throughout the property including power points, light switches, tv points and phone connection with LED downlights to help keep the power bills to a minimum

Auto double lock up garage with internal access provided to the home and loads of parking space in the front yard for anyone needing to park a boat, trailer or caravan

Renovated laundry off the garage

Facts and Figures:

Attractive rental return estimate of approximately \$685-\$725 per week for the investors

No body corporate fees just a shared building insurance premium of approximately \$1,096 per annum

Council rates charges of approximately \$2,000 per annum

An incredible location literally just minutes from Westfield Coomera and the M1 for anyone needing to commute. Assisi Catholic College, Coomera Anglican and Saint Stephens College are all easily accessible within minutes as well as the Upper Coomera Library and Aquatic Centre

### Listed By

Shane Colquhoun

Phone: (07) 5578 1744

Mobile: 0414 255 465

