

22 Grammar St, Upper Coomera, QLD 4209

Sold - 22/04/2024

House 4 2 2



## Bring Your Tool Belt And Take a Ticket

Discover the hidden gem awaiting your personal touch in the heart of Upper Coomera. This delightful property offers a western aspect, welcoming abundant natural sunlight and a floor plan designed to maximize ventilation, ensuring a comfortable living environment year-round.

**Open for Inspection**

By Appointment.

While this home requires some work, it presents an exciting opportunity to customize and create your dream space. Conveniently located within a short stroll to Upper Coomera College, St Stephens, cafes, and the Coles Shopping Centre, it promises a lifestyle of ease and convenience. Public transport connections to Brisbane or the Gold Coast are just a stone's throw away, adding to the property's appeal.

### Features Include:

- 1 1/2 Master bedroom with ensuite
- 1 1/2 Additional bedrooms all with built-in robes
- 1 1/2 Open plan living area
- 1 1/2 Large kitchen with ample bench and preparation space
- 1 1/2 Split system air conditioning and ceiling fans throughout
- 1 1/2 Paved alfresco area, perfect for entertaining
- 1 1/2 Low maintenance gardens with a fully fenced yard
- 1 1/2 Double garage for secure parking
- 1 1/2 Internal garage ceiling needs replacing. Quote attached with supporting documents
- 1 1/2 Block size of 503m2
- 1 1/2 Rental appraisal \$700-\$750 a week

### Enjoy the Benefits of Living in the Meadows Estate:

- 1 1/2 No body corporate fees
- 1 1/2 Walking distance to Coles, Library, Community Centre, cafes, and fast food restaurants
- 1 1/2 Proximity to healthcare services including doctors, physiotherapists, pharmacists, and vets
- 1 1/2 Quick access to the M1 Motorway for seamless commuting
- 1 1/2 Convenient bus route running through the heart of the estate
- 1 1/2 On-site amenities such as a swimming school and kindergarden
- 1 1/2 Easy access to Coolangubra, Brisbane, and the stunning beaches of the Gold Coast

### Listed By

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