

42/28 Fortune Street, Coomera, Qld 4209

Sold Townhouse

Thursday, 4 April 2024



42/28 Fortune Street, Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$615,000

This architecturally designed townhouse, just eight years old, presents an excellent investment opportunity. Nestled within Fortune Park Estate, this property boasts on-site management, a swimming pool, and recreational spaces, ensuring a convenient and comfortable lifestyle. With a mere 25-minute drive to the Surfers Paradise beaches and a 50-minute commute to the Brisbane CBD, along with proximity to renowned Gold Coast parks, this townhouse offers unparalleled convenience.

Key Features:

- Investment Opportunity
- Townhouse, only eight years old
- Three bedrooms, two bathrooms, three toilets
- 2-car garage with internal access
- Spacious open-plan living
- Stacker doors leading to a balcony
- Master bedroom with ensuite
- Ample visitor parking
- Air conditioning and ceiling fans
- Stylish stone benchtops in kitchen & glass splashback
- Separate laundry
- Best value investor return in this high-growth area
- Extremely well-managed complex

The Numbers:

- All Approx
- Gold Coast Council Water & Sewerage Charges - \$417.69 per quarter
- Gold Coast Council & State Rates - \$1,207.23 per 6 months
- BC levies - \$62 per week
- Current rental return \$600 pw
- Market rental return will be \$620pw

Investment Benefits in Coomera, offering numerous advantages:

- **Growth Potential:** Coomera is a recognized growth corridor, ensuring property value appreciation.
- **Strategic Location:** Close to vital services, shopping, and entertainment, appealing to residents and tenants.
- **Infrastructure Development:** Only 5 minutes from the railway station and new Westfield shopping center, reflecting ongoing enhancements.
- **Coomera Connector:** Stage 1 North is a key project reducing M1 pressure, reaching a construction milestone in March 2024.
- **Education Hub:** Within 5 km of 10+ schools, making it ideal for families seeking quality education.
- **Accessibility:** Quick access to Brisbane and Gold Coast airports, Surfers Paradise beaches, and parks.
- **Recreational Amenities:** On-site inground swimming pool offers luxury and leisure to residents.

Invest in this strategically positioned Coomera townhouse for stylish living and long-term growth. The blend of location, infrastructure, education, and recreation makes it a compelling choice for savvy investors.