

11 Fallow Ct, Upper Coomera, QLD, 4209



House For Sale

Friday, 30 August 2024

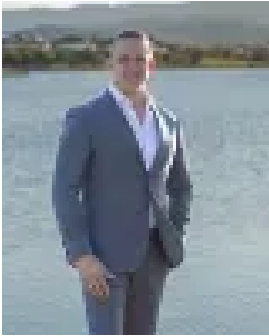
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Bedrooms: 3

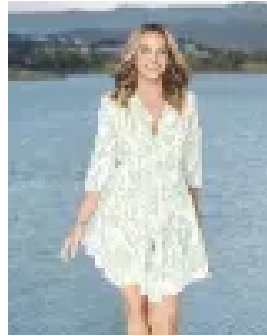
Bathrooms: 2

Parkings: 2

Type: House



Tyler Benson
0755734777



Sophie Watts
0755734777

Opportunity Awaits: Freestanding 3-Bedroom River Meadows Home.

Calling All Savvy Buyers and Future Homeowners! This freestanding 3-bedroom home is an opportunity not to be missed! Whether you're seeking a solid investment or the perfect place to begin your real estate journey, this property ticks all the boxes. Opportunities like this are rare, making this home a standout choice for those looking to secure a valuable asset.

Nestled in the highly sought-after enclave of River Meadows, built in 1999 this home offers exceptional value. Currently tenanted at a weekly rent of \$620 with the lease expiring on 1st March 2025, there's potential for future weekly rent to return approximately \$700+. With a spacious open floor plan and a generous secure yard, no associated body corporate fees and no easements burdening the land, this property delivers both comfort and peace of mind in an area poised for ongoing growth.

Featuring:

- 3 Spacious Bedrooms with built-in robes, brand new carpet, window furnishings, and flyscreens, ensuring privacy and space for everyone.
- Master Bedroom includes a private ensuite and built in wardrobe, overlooking the rear yard.
- Main Bathroom features a shower, vanity, bathtub, and toilet.
- Open-Plan Living with tiled central area combining the kitchen, dining, and living spaces, with air conditioning. A multi-purpose space that can be tailored to each family's needs.
- Centralised Kitchen equipped with an electric cooktop, ample benchtop space with breakfast bar, double fridge bay and dishwasher.
- Outdoor Entertaining with sliding doors leads to a huge secure yard—rare for properties of this size.
- Investment Potential: Expected future rental return of \$700+ per week.
- No associated body corporate or easements.
- Double Garage with auto lockup garage with integrated laundry.
- Low Maintenance, fully fenced yard with landscaped gardens and room for future enhancements.
- Extra Features includes flyscreens, vertical blinds and split system air conditioning.
- Prime Location just minutes from public transport, shops, parks, public and private schools, M1 motorway, and surrounded by growing amenities, including the hotspot Westfield Coomera Town Centre, Costco, and Coomera private hospital/connector set to complete in 2027.

Seize this rare opportunity to own a well-maintained, freestanding 3-bedroom home in the thriving River Meadows enclave. Whether you're investing or searching for your forever home, this property stands out for its value, potential, and prime location. With no additional fees, flexible settlement terms, and a community poised for growth, this home is your key to a prosperous future. Act quickly to secure this exceptional asset—opportunities like this are few and far between!

*Images have been digitally furnished for your enjoyment. Furniture is to scale and border lines are indicative.

DISCLAIMER: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.