



7 Vivacity Drive Upper Coomera, QLD

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### Modernised, well-appointed 4 bedroom residence

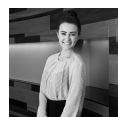
Designed with relaxation in mind, equipped with enough living zones internally and externally to relish hosting family and friends all-year round, this recently modernised, well-appointed residence is a tremendous opportunity as it is empty and must be sold. Located within close proximity to all key amenities, with attractive street presence, this brick and tile, timber frame home also offers therapeutic 4-seat hot tub, gazebo, timber catwalk, fenced rear yard for pets and play and off-street parking to accommodate additional work vehicle or boat.

**Price:** Offers Over \$470,000  
**Council Rates:** \$1,600.00/year (approx)  
**Water Rates:** \$300.00 p/q



**Shane Evans**

0416 193 663



**Sally Ann**

0402 360 217



Internal Living Area: 165 Sqm Approx  
External Living Area: 17 Sqm Approx  
Total Living Area: 182 Sqm Approx

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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