

GKM Real Estate Mermaid Waters

Guy Elliott GKM Real Estate Phone: 0427 574 698 Email: guy@gkmrealestate.biz

Property Address: [54/2 Catalina Way, Upper Coomera QLD 4209](#)

Estate: 'Catalina Park' (CTS 34429)

Property Documents

- [Form 2 & Searches Including Implied Warranties. Click Here >](#)
- [Draft Contract Click Here >](#)
- [Contract Offer Form Click Here >](#)

Pricing & Value

Asking Price: We are currently inviting All Offers for consideration.

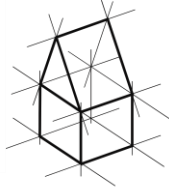
Market Insights: Due to the exceptional demand for properties within the Catalina Park estate, we are running an offers-based campaign. Buyers are encouraged to put their absolute best foot forward.

Property Snapshot

- **Property Type:** Townhouse
- **Internal Size:** Generous 164m² floorplan, Block Size 194 m2
- **Bedrooms:** 3 (Master with walk-in robe and ensuite)
- **Bathrooms:** 2 Full bathrooms upstairs + 1 powder room downstairs (2.5 total)
- **Parking:** 4 spaces (1 single lock-up garage, 1 arbour'd carport, plus a long driveway for 2 additional vehicles)
- **Outdoor:** Private, flat, and fully fenced courtyard/yard

Inspection Information – [Click Here to Register for Inspections >](#)

- **Registration Essential:** Please note that as the property is currently tenanted, inspection times are carefully managed. Buyers **must** register prior to attending. To respect the tenant's privacy and ensure security, we are only able to escort one party through the home at a time. Registering in advance helps us coordinate a smooth viewing process for everyone.



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- **Current Schedule:** We are currently focusing our inspections on Saturday mornings.
- **Alternative Times:** If you are unable to attend on a Saturday morning, please contact the agent directly to discuss alternative options and we will do our best to accommodate.

Financial Outgoings & Body Corporate

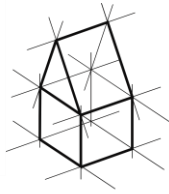
- **Council Rates:** \$1,398.36 per half-year (based on the Jan 1 - Jun 30, 2026, billing period).
- **Water & Sewerage Rates:** Approximately \$400 - \$600 per quarter (billed separately by Gold Coast City Council).
- **Body Corporate Levies:** \$2,165.70 per 4-month period.
 - *Breakdown:* Admin Fund: \$1,708.30 | Sinking Fund: \$457.40.
- **Complex Amenities:** Managed by SSKB, 'Catalina Park' features a resort-style swimming pool, an outdoor spa, and covered BBQ facilities. The complex is pet-friendly (subject to body corporate approval).

Tenancy Information

- **Current Rent:** \$680 per week.
- **Lease Expiry:** 24 June 2026.
- **Rent Review:** The rent is eligible for a review in June 2026, providing the new owner with an opportunity to adjust to current market rates if required.
- **Property Manager:** GKM Property Management Pty Ltd (Our agency currently manages this property, ensuring a seamless transition for the new owner).

Key Property Features

- **Living Spaces:** Two distinct, generously proportioned living areas on the ground floor, offering excellent separation.
- **Kitchen:** Functional and modern central kitchen featuring stone benchtops, stainless steel appliances, and ample storage.
- **Climate Control:** Split-system air-conditioning in the master bedroom and main living area, complemented by ceiling fans throughout.



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- **Add-Value Potential:** The property boasts excellent bones and a highly functional layout. *Note: The carpets are due for a future update, providing the new owner a great opportunity to personalize the space and add immediate equity once the current lease ends.*

Location Highlights

Situated in a highly sought-after Upper Coomera pocket, Catalina Park offers tranquillity while keeping you completely connected:

- **Shopping:** Minutes to Coomera Square, Coles, and Westfield Coomera.
- **Education:** Close proximity to Saint Stephen's College and Upper Coomera State College.
- **Recreation:** A short stroll or drive to Damien Leeding Memorial Park (Oxenford Lake).
- **Transport:** Easy access to the M1 for a seamless commute to Brisbane or a quick 25-minute drive down to Surfers Paradise.

To register for an upcoming inspection, request a copy of the contract, or if you have any further questions, please contact:

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