

## FOR SALE

### CHARMING HOME GREAT LOCATION

This elevated home catches the cool summer breezes in an easterly direction. The home is filled with charm and character with high ceilings. This is a free-standing home with 2 large bedrooms with fans, the master bedroom has an ensuite, and its own private balcony to enjoy a morning coffee situated in walking distance to Nerang station, buses and Nerang shops. Modern galley style kitchen, with stainless steel appliances and breakfast bar. Kitchen has room for a dining table laminated timber flooring. High ceiling through out. Front balcony to enjoy the tree top view and a glimpse of Surfers Paradise. Lounge is large with timber laminated flooring air conditioning and fan. 2 Bedrooms both with fans and built-in wardrobes, Master with ensuite and private balcony. Bathroom with separate shower bath and toilet. Laundry includes washing machine storage great size. Garage with automatic door and two more rooms, which could be used as a workshop or home office. Room for children to play, walk to parks. Great location easy access to M1, shops and schools. Located in walking distance to the Metricon Stadium and golf courses. At present the property is rented out for \$425 per week, lease ending the end of May. Covered entertaining covered deck area for a BBQ. This home is well suited for the first home buyer, investor or somebody needing location near public transport. Don't miss this one book your private appointment today.

#### COVID-19 Disclaimer

The Property is available to inspect via private appointments at your convenience. Social distancing rules will be applied at private inspections.

2 BED | 2 BATH | 2 CAR

#### PRICE:

Owner will consider all serious offers

#### OPEN FOR INSPECTION:

N/A

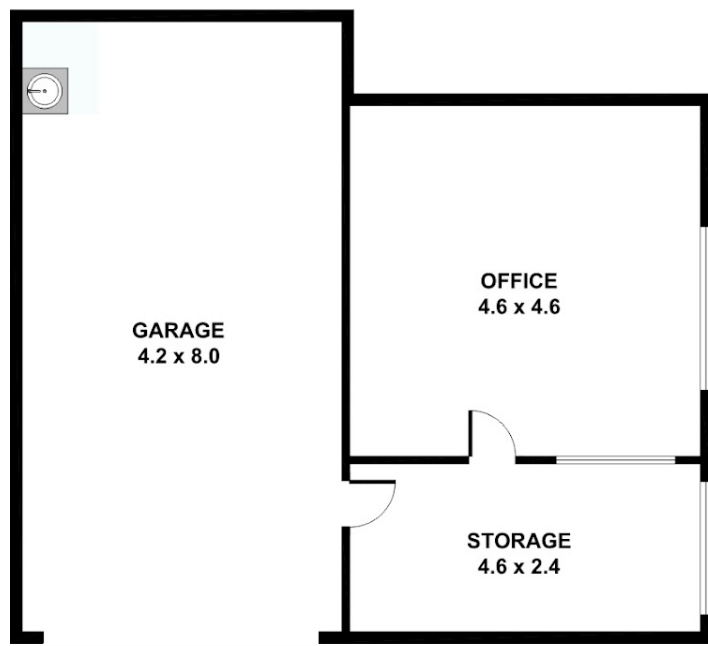


**Angela Hocking**

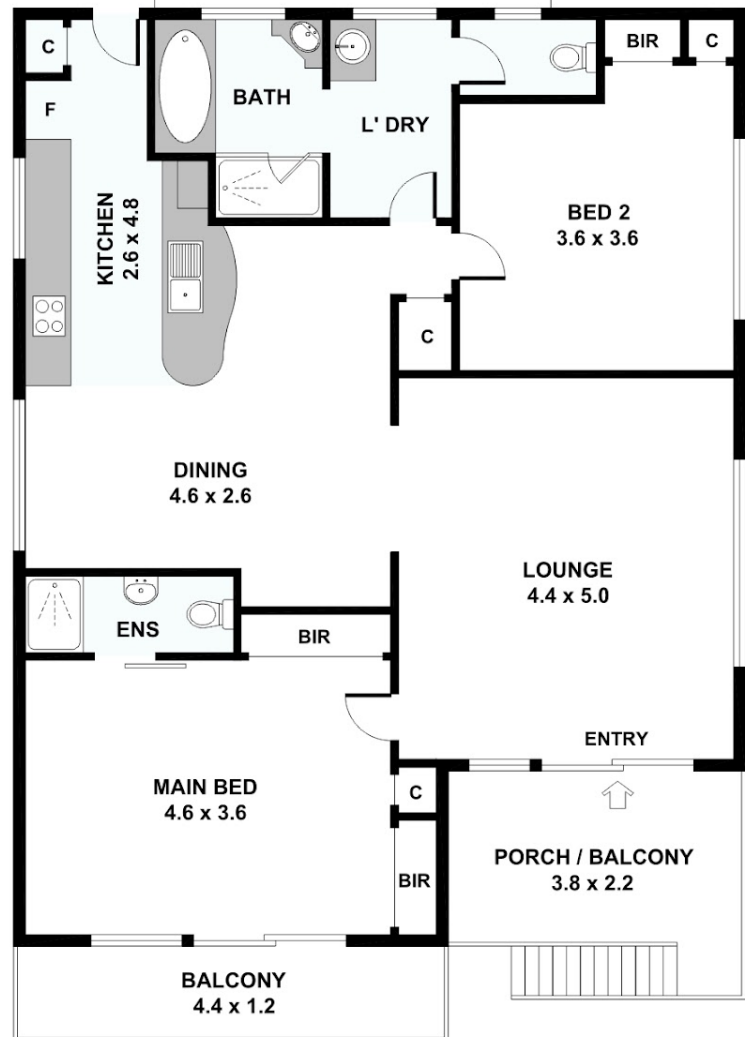
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GROUND FLOOR



FIRST FLOOR

UNDERCOVER  
OUTDOOR  
AREA  
5.2 x 4.4

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.