



FOR SALE

STAND ALONE VILLA IN A SMALL COMPLEX

Locals say living at Nerang is simply the best. This property is a stand-alone one level residential Villa situated within a small exclusive boutique residential complex. There are no shared walls to the other Villa adding an additional layer of privacy. Situated on 249m2 allotment, fully fenced to keep your pets and children secured. The grounds are low maintenance with established fruit trees and lots of lush green grass.

The floorplan incorporates 3-bedrooms all with built-in robes, 1-bathroom, single lock up garage just perfect for families, first home buyers or those wishing to downsize. If you're an investor this property is worth a look. There are two outdoor covered areas great for BBQ's and entertaining. The open plan kitchen is well-appointed with some stainless-steel appliances and is great for the chef at heart. Generous sized living zone with Air-Con, 2-way bathroom, separate laundry, easy-care vinyl flooring in the living areas, carpeted bedrooms, security doors and windows throughout. Single lock-up garage with internal access

Some of the Key Features Include:

- Floorplan incorporated 3-bedrooms all with built-in robes
- Standalone Villa situated in a quiet cul-de-sac small complex
- 2-way bathroom and separate laundry
- Well-appointed open plan kitchen and modern appliances
- Two outdoor covered alfresco entertaining area
- Single lock-up garage with additional driveway parking
- Pet Friendly and fully fenced; Established fruit trees
- Eco friendly, Solar electricity, Insulation throughout
- Low body corp fees means it is affordable for both owner occupiers and investors.

Outgoings

- Body corporate fees \$29.50 p/w (this includes Sinking Fund)
- General rates \$26.66 p/w
- Water rates and usage \$26.70 p/w
- Estimated rental \$350.00 - \$400.00 p/w

What's around Lancaster Court:

- Walking distance to local schools, shops and acres of Riverside Parkland
- In proximity are multiple private and state schools including a short stroll to St Brigit primary school,

3 BED | 1 BATH | 1 CAR

PRICE:

Price Range \$325,000. - \$335,000.

OPEN FOR INSPECTION:

N/A



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1/10 Lancaster Court, Nerang

Internal: 89.2m² | External: 26.6m² | Garage: 16.5m² | Total: 132.3m²

Plans shown are only indicative of layout. Dimensions are approximate.

@realty

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.