



SOLD

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:
\$325,000

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.



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.

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