



# FOR SALE

## UNFINISHED PROJECT WITH MASSIVE POTENTIAL

Amazingly positioned property on the market in the booming suburb of Nerang with massive potential for the investor, renovators, and the growing family alike. This property is located on a 546m2 block in walking distance to the Nerang Railway Station and 3 minutes off the M1. As soon as you open the front door you are greeted with floor-to-ceiling windows and grey stone tiling on the entrance hall with open plan living of 2 lounge areas that flow into a large kitchen area that has great storage. The high ceiling's Cornice work is a lovely feature of this home with wide hallways leading to 3 bedrooms all with built-ins. The master has an ensuite, the bathroom has a separate shower, toilet, and laundry. This home is an unfinished project. The home is eco-friendly with 20 solar panels on the roof so electricity bills will not be high when running the 2 air conditioners to add all year comfort.

The home also offers a great entertaining area that is completely undercover overlooking an in-ground pool with colourful lights, and a spa at one end with glass fencing to finish of this great family area.

The property has side access and room at the back to build a shed for all the toys. It also has a carport at the front for car accommodation and fencing on the property is Colourbond.

- 3 Bedrooms all with built-ins Master with ensuite walk wardrobe and ceiling fan
- 2 Family living rooms/High Ceilings through out
- 1 Bathroom separate shower and toilet
- 1 Laundry
- 20 Solar panels Eco Friendly
- Large Kitchen with great storage.
- Air conditioning/Ceiling Fans
- 1 Carport
- Side access room to store more vehicles or build a shed
- Pool with spa
- Full video surveillance
- Covered entertaining area facing north easterly direction

This home has an enormous potential to create your dream home and will not last long. With a great location it is within walking distance to the Nerang Station, bus hub, and is close to all amenities. It is also within easy access to the M1, Metricon Stadium, and Resort Golf Courses. Then you have only a short drive to Robina Town Centre and Pacific Fair Shopping Precinct. This is a must to inspect. Call Angela Hocking 0481554066

3 BED | 2 BATH | 1 CAR

### PRICE:

Owner Will Consider all serious offers

### OPEN FOR INSPECTION:

N/A



**Angela Hocking**

**0481554066**

[angelahocking@atrealty.com.au](mailto:angelahocking@atrealty.com.au)

[angelahockingrealestate.com.au](http://angelahockingrealestate.com.au)



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.

**ENTRY**

**Angela Hocking**  
0481554066

angelahocking@atrealty.com.au  
angelahockingrealestate.com.au

**LIVING**  
7.0 x 3.8

**@realty**

**CARPORT**

CARPORT  
3.6 x 6.2