



# SOLD

**SOLD BY ANDREW COLLEY PROPERTIES - 0488 217 803**

Rest assured in the knowledge that both your family and your bank balance will appreciate this wonderful home. Intelligently laid out to provide separation and space with two large private living areas separated by the kitchen and a study. This 26 square home is ready for your interior design skills providing an immaculately clean blank canvas.

Features include:-

- \* 3 bedrooms all with ceiling fans and wardrobes
- \* Study
- \* Family Room tiled
- \* Formal Living room carpeted
- \* Fitted Kitchen
- \* 630 sqm flat land
- \* 2m side access and plenty of room for a pool
- \* 25 squares or 236 sqm of under roof accommodation
- \* Beautifully planted rear gardens with established hedging for complete privacy and mature fruit trees
- \* Colourbond fencing all round
- \* 2 reverse cycle air conditioners to the master bedroom and family room
- \* Single auto lock-up garage
- \* Separate laundry room with access to the garden
- \* Garden shed
- \* Hills Hoist
- \* Rainwater Tank
- \* 6.2 x 6.0 attached pergola with shade cloth over the alfresco patio
- \* Brick BBQ/Fireplace

Why the Southport location? Distance by car to:-

- \* Australia Fair Shopping – 11 minutes by car
- \* Nerang Station – 12 minutes
- \* Brisbane CBD – 1 hour 38 minutes
- \* Gold Coast Airport – 43 minutes
- \* Main Beach – 11 minutes

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$702,000

**OPEN FOR INSPECTION:**  
N/A



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