

# FOR SALE

4  | 3  | 2 

33 BILLABIRRA CRESCENT, NERANG, QLD, 4211



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST



## CITY ACREAGE RETREAT AN OPPORTUNITY TOO GOOD TO MISS

Located within minutes to the M1, this character filled family home is immersed in natural surroundings and is not to be missed.

Level lawns, manicured shrubbery and towering mature trees surround this timeless home. The soaring cathedral ceilings defined by gorgeous exposed support beams set the tone for open and voluminous family/kitchen living plus formal lounge with traditional textures that offers so much potential, including large entertaining deck and wide verandas.

The generous interiors are complimented by 4 large bedrooms, 3 bathrooms and rumpus room. The chef's kitchen with abundant cabinetry is open plan to the family room offering space for family living.

Entertaining alfresco style on the generous deck overlooking the sparkling in ground pool, perfect for family resort living and entertaining.

Continue downstairs to the spacious rumpus room leading to a large sunny garden terrace. The lower level could be perfect for teenagers wanting their own space or for guest accommodation. Double garage with internal access. Store rooms for hobby or craft.

Perfectly positioned on a peaceful homestead of 5084 m2 set with charm and in perfect harmony with the natural surroundings, the flat usable land, excellent for horse lovers.

**PRICE:**  
\$690,000



**OPEN FOR INSPECTION:**  
N/A

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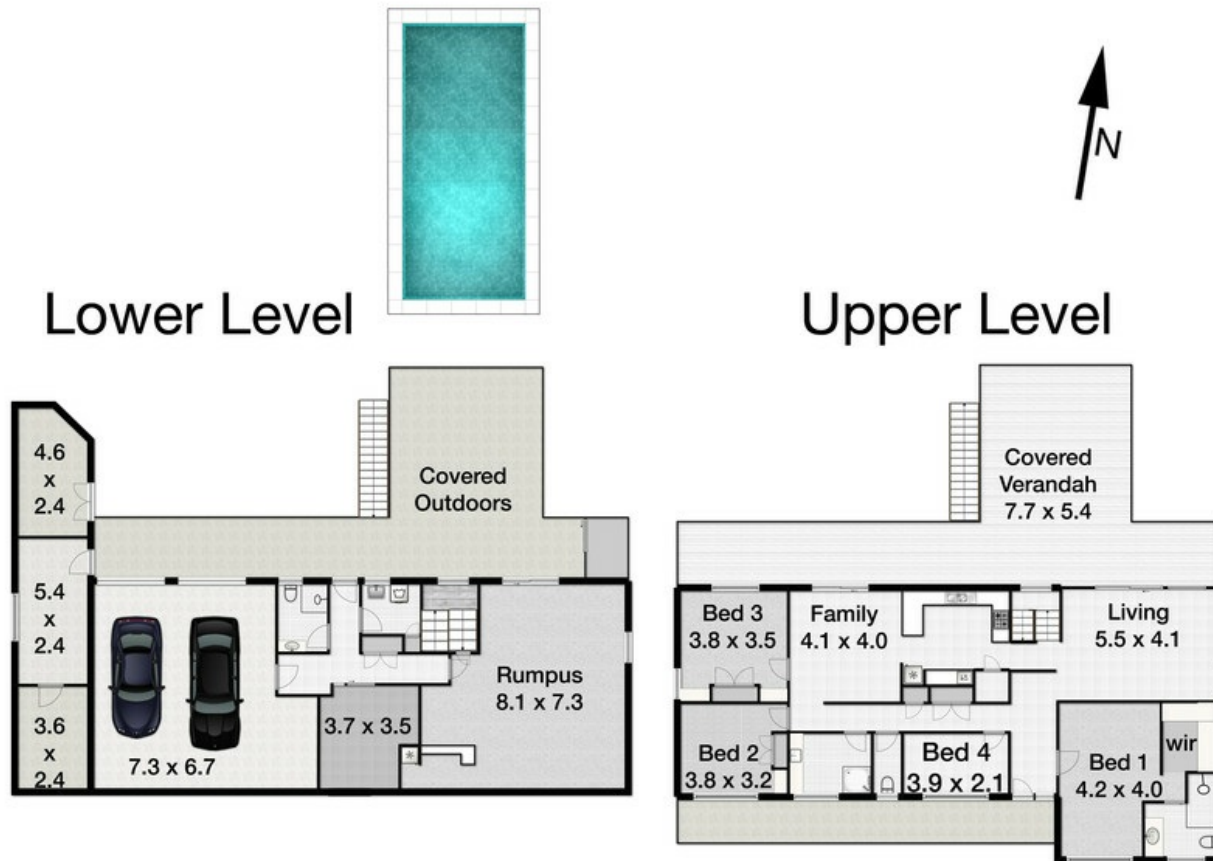


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## 33 Billabirra Crescent, Nerang

Land 5084m<sup>2</sup> | Garage 2 cars | Bedroom 4 | Bathrooms 3 | Living 3  
Total approximate covered Floor Area 502m<sup>2</sup>

 **Professionals**  
Mudgeeraba



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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