

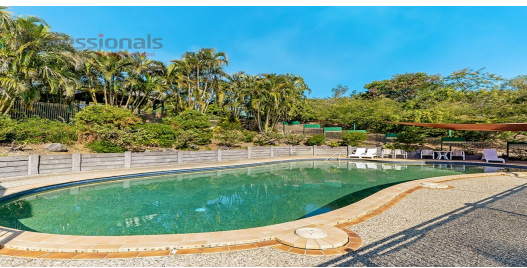
# FOR SALE

4  | 2  | 2 

47/36 WEEDONS ROAD, NERANG, QLD, 4211



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST



## LARGE TOWNHOUSE WITH 4 BEDROOMS AND COURTYARD

Capturing elevated views and dedicated to superb indoor/outdoor entertaining, this spacious 3 bedroom plus study townhouse offers a light filled haven of comfort within a secure complex convenient to parkland surrounds near schools and major shopping centres. This impressive residence is an ideal investment property or a perfect entry level opportunity for those seeking a coveted address and offering exceptional convenience with long term tenant

### Features:

- . Spacious open plan living enjoy seamless transition to intimate deck with elevated views
- . LARGE child-friendly rear garden for entertaining lead from open plan living
- . Staircase leads to upstairs open plan living with 3 bedrooms, 2 bath
- . Upon entry study / home office or 4th bedroom
- . Excellent sized Stylish kitchen with ample cupboard spaces and breakfast bar
- . Bedrooms complimented with ceiling fans/built-in robes.
- . Master boasts walkthrough robe and en-suite
- . 2 bathrooms (including master en-suite) plus separate internal laundry
- . Single lock-up garage with internal access, driveway parking, and storage area
- . Screened windows and security entry door
- . Will hold immense appeal for first homebuyers and investors alike.
- . Well maintained complex with swimming pool and barbecue area
- . Walking distance to school and parklands
- . Opportunity to personalise/modernise and add further value
- . Good investment attractina solid growth and rental prospects

**PRICE:**  
**\$300,000**

**OPEN FOR INSPECTION:**  
**N/A**

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