

# FOR SALE

3  | 1  | 1 

22 MACKELLAR DRIVE, NERANG, QLD, 4211



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST

## VENDORS WANT THIS PROPERTY SOLD!

Occupying a 401sqm parcel of land this freestanding residence is an outstanding prospect for investors or first home buyers alike. A traditional 3 bedroom, 1 bathroom home plus single lock up garage providing an exceptional rental return with tenant in place.

Outside is a neat garden and eye-catching undercover entertaining area and spacious level lawn with side entrance for the extra car or caravan, plus a well-equipped kitchen with ample storage is just the beginning for the first home buyer!

Boasting easy access to the M1 and located in one of the most exciting growth areas and offering minutes to all main stream amenities, PLUS! walking distance to acres of riverside parkland, schools, transport - you can't go wrong!

### Property Features:

- . Side entrance to park boat, trailer etc
- . Massive outdoor entertaining area with ample cover
- . Master bedroom with built in mirrored robe and ceiling fan
- . Large open plan lounge/living area
- . Single lock up garage with A/C
- . Laminated cupboards and bench tops in the kitchen
- . Water and stove electric
- . Fully fenced
- . Solar Panels
- . Land size 401m2

**PRICE:**  
\$350,000

**OPEN FOR INSPECTION:**  
N/A

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