



# SOLD

## AN IMMACULATE YEAR-ROUND ENTERTAINER

If you have been searching for a low maintenance family home perfect for year round entertaining then look no further. Once inside this modern family home, buyers will fall in love with the fabulous open plan design which spills out to the expansive enclosed entertaining area. Better yet, the high ceilings throughout effortlessly elevate the feeling of space in every room which is a feature buyers will notice from the moment they walk into this unique home.

Property hallmarks include:

- High ceilings throughout;
- A deluxe kitchen with modern appliances;
- A large master suite including a walk-through robe and contemporary ensuite;
- Three additional spacious bedrooms with ceiling fans and built-in-robos;
- Hot and cold reverse cycle air conditioning in the main living room and master bedroom for comfortable climate controlled living;
- 10 x 2kw solar panels;
- NBN high-speed internet available;
- Double lockup garage with access to the rear of the property via the automated roll up single garage door at the back of the garage;
- Large 5000 litre water tank;
- High level of security with lockable windows throughout;
- Separate external secure access to 2 bedrooms;

Located in a prime location, this property offers residents unparalleled access to a range of convenient facilities. With Nerang Town Centre just a 6-minute drive away, residents have easy access to a variety of shopping, dining, and other services. Robina Town Centre, only 14 minutes away, offers even more options for entertainment, shopping, and dining. Families with high school-aged children will appreciate the property's close proximity to Nerang State High School, which is only a 4-minute drive away. The location of this property truly offers the best of both worlds: easy access to urban amenities and the tranquility of a residential setting.

Don't miss out on the opportunity to make this dream property your own!

4 BED | 2 BATH | 2 CAR

PRICE:  
\$920,000

OPEN FOR INSPECTION:  
N/A



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- LEGEND**
- 1. Driveway Parking | 2. Entry Porch
  - 3. Water Tank | 4. Garden Shed | 5. Drying Court
  - 6. Open-Air Decks | 7. PV Solar Panels
  - 8. Enclosed Patio | 9. Grass Yard



14 Marlee Jayne Close NERANG

🛏 4 Bed    🚿 2 Bath    🚗 2 Car + Off-Street

Internal 197m<sup>2</sup> | Enclosed Patio & Porch 41m<sup>2</sup> | Total 238m<sup>2</sup>



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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.

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