



**SOLD**

## DEFINITELY DECEIVING - THE SIZE WILL SURPRISE

Inspection a must to truly appreciate all this gorgeous low maintenance townhouse has to offer.

Fabulous massive rear courtyard, fully enclosed and safe and secure it suits a growing family, kids and your fur babies. Entertainers dream leading off from the spacious and open plan kitchen living and dining area you can relax and unwind with family and friends with the ultimate in privacy. With summer on its way the indoor/outdoor flow is superb and the cool breezes make this space a year round feature of this trendy townhouse.

The master bedroom is massive and features a walk in robe and ensuite bathroom. An added bonus is your own personal balcony to wake up in the morning for a coffee and a read to start your day.

The second and third bedroom sizes rival any standard master bedroom and one of the unexpected delights to this family friendly home. Ample storage throughout and air conditioning is each bedroom this home is ready for a new family this summer.

Upstairs is a cute and cozy retreat/home office area/games area which provides a separate living/working space to maximise flexibility.

Rare and highly sought after is the double lock up garage with internal access for safety and convenience.

Private and secluded at the end of a cul de sac, the position is perfect for an ambiance of relaxation whilst still in the heart of Nerang. Walking distance to Nerang train station and minutes to the M1 freeway it is ideal for those who work and travel between Brisbane, Sunshine Coast and down south with easy access. Situated near a selection of shopping centres, park land and schools the location is fantastic.

The ultimate package - look no further and don't hesitate.

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

**PRICE:**  
\$650,000

**OPEN FOR INSPECTION:**  
N/A



**Sandra Sherratt**  
**0411298493**  
sandrasherratt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# DWELLING (TYPE-F)



GROUND LEVEL  
FLOOR PLAN (TYPE-F)



LEVEL 1

-  3 Bedroom
-  2 Bathroom / Ensuite
-  2 Carsplace

INTERNAL AREA 165.00 m2

EXTERNAL AREA	
PATIO	07.00 m2
DECK	07.00 m2
ENTRY PORCH	4.00 m2
<b>TOTAL EXTERNAL</b>	<b>18.00 m2</b>
<b>TOTAL</b>	<b>183.00 m2</b>

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.