



**SOLD**

## STEP INSIDE AND BE SURPRISED.

This property offers more than you would expect from your first view.

Accessed via a shared driveway it has a single lock up garage and carport. Three bedrooms including main with ensuite plus walk in robe and would suit a couple or young family.

The living area which flows through to the kitchen and dining areas boasts slate tile floors which is indicative of the individual nature of the property.

The indoor living areas are complemented by two semi enclosed patio areas. One provides a cafe feel with folding windows opening out to a new deck. The other is more open creating an indoor/outdoor space, perfect to escape the hot sun or summer storms. One deck leads to a hot tub.

A low maintenance garden completes the perfect package.

Schools, shopping and dining are all within close proximity, including a convenience store and bottle shop 2 minute walk.

### Property features

- 3 bedrooms
- Ensuite
- Walk in robe
- Reverse cycle airconditioner
- Alfresco areas
- Quality ceiling fans
- Living room
- Dining area
- Family room
- 2 separate timber decks
- Hot tub
- Lock up garage
- Covered carport
- 2 garden sheds

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

**PRICE:**  
\$690,000

**OPEN FOR INSPECTION:**  
N/A



**Nicole Polley**  
**0450578811**  
polley@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

13 Beltana Way, Nerang

3 Bedrooms, 2 Bathroom, 2 Toilets, 1 Car Garage

Floor Space: 165m<sup>2</sup> Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 tenant or owner. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.