



**SOLD**

## BRAND NEW LUXURY HOME IN NEW ESTATE!

Welcome to your forever home! Step inside the grand entrance to be greeted with luxurious finishes and modern architecture. Boasting 4 bedrooms upstairs, the master with a walk in robe, spacious ensuite with bath and massive outdoor balcony with ceiling fan. This home is perfect for those seeking extra space with multiple living areas and leisure room PLUS a media room with a Dolby theatre room. Be the envy of all your friends with your stunning heated inground pool & outdoor custom BBQ kitchen including gas BBQ, Bar fridge and sink. Situated in the highly sought after new Riverina Estate and build completed in 2024, this is one not to miss out on.

### Property Features

- \* 4 spacious bedrooms - master with ensuite, walk in robe & balcony. Second bedroom with own private balcony and walk in robe
  - \* Open plan kitchen and dining areas with wet Butlers Pantry, island bench, gas cooking & built in convection microwave
  - \* Kitchen bi-fold doors open up to bring the outdoors inside with your custom built BBQ kitchen entertainment area
  - \* Multiple multi use spaces for an office, family room, leisure room or rumpus room + media room with a Dolby theatre system including built in speakers
  - \* Ducted heating and cooling throughout
  - \* Heated plunge pool
  - \* Extra large double lock up garage with internal & external access
  - \* State of the art DAS alarm system with cameras installed
  - \* 12 x solar panels
  - \* High ceilings throughout
  - \* Quality finishes throughout & featuring modern white/grey colours to give you that high end luxury feel
  - \* Rental appraisal - approx \$1600 per week
- Within walking distance to the Nerang train station & your choice of ample primary & high schools.

Do not miss the opportunity to make this brand new house your forever home. Call to book an inspection today - Kera 0404 232 429.

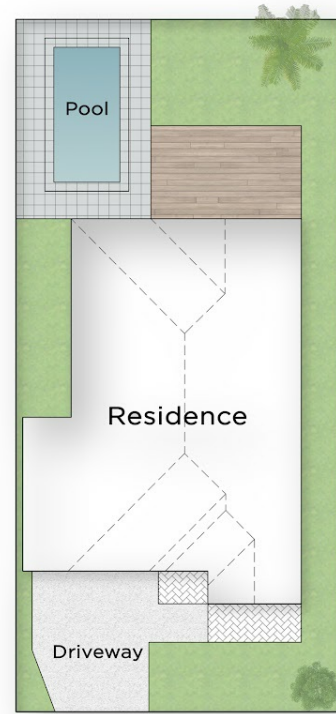
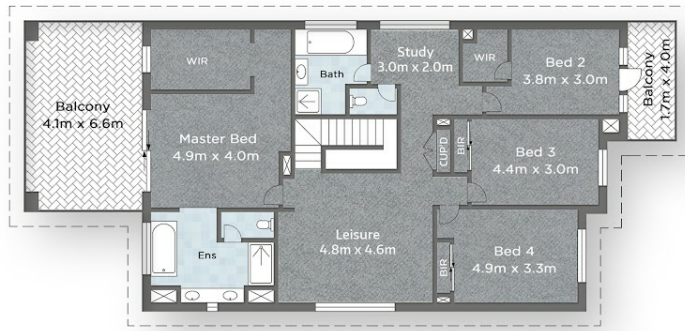
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,450,000**

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



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8 SHELL STREET, NERANG

🛏 Bed 4 🚿 Bath 2.5 🚗 Car 2

INTERNAL 329m<sup>2</sup> | EXTERNAL 81m<sup>2</sup> | TOTAL 410m<sup>2</sup>

**KRT** | **@realty**  
Property Group

Kera Thomas 0404 232 429

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.picsandmortar.com.au](http://www.picsandmortar.com.au)

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.