

**SOLD**

## SOLD IN DAYS BY AUDREY GOETZ! MORE URGENTLY NEEDED!

Multiple Offers received! More urgently needed!

Quiet Location, Freestanding home on low maintenance block!

This is a unique opportunity to secure this low-set, low-maintenance brick and tile home in a quiet and convenient location. Positioned directly across from the popular local Batten Recreational Reserve and just a short walk to the Nerang River, St Brigid's Primary School, a Convenience Store and public transport, this property offers both lifestyle and accessibility.

With no body corporate fees, this home boasts a range of desirable features, including no stairs or steps, solar panels, solar hot water, and an insulated and freshly painted roof. The spacious original garage has been thoughtfully converted into a second living area, a fourth bedroom, or a versatile work-from-home space.

Whether you are looking for extra room for the family or a functional home office, this property provides flexibility to suit your needs.

Do not miss your chance to secure this well-positioned home with excellent features and endless potential!

### Features

- No body corporate
- 2 living areas or work-from-home space / 4th bedroom
- Directly across from Batten Recreational Reserve, minutes to the Nerang River
- 300m<sup>2</sup> block | 110m<sup>2</sup> internal space
- Convenience store, bus stop, and St Brigid's Parish & Primary School nearby
- Solar panels & solar hot water
- Low-set brick and tile home with a freshly painted roof

Property features include:

- \* 3/4 bedrooms
- \* En suited and spacious Master bedroom with walk in robe
- \* Open plan family and dining, kitchen to private courtyard

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

**PRICE:**  
\$778,000

**OPEN FOR INSPECTION:**  
N/A



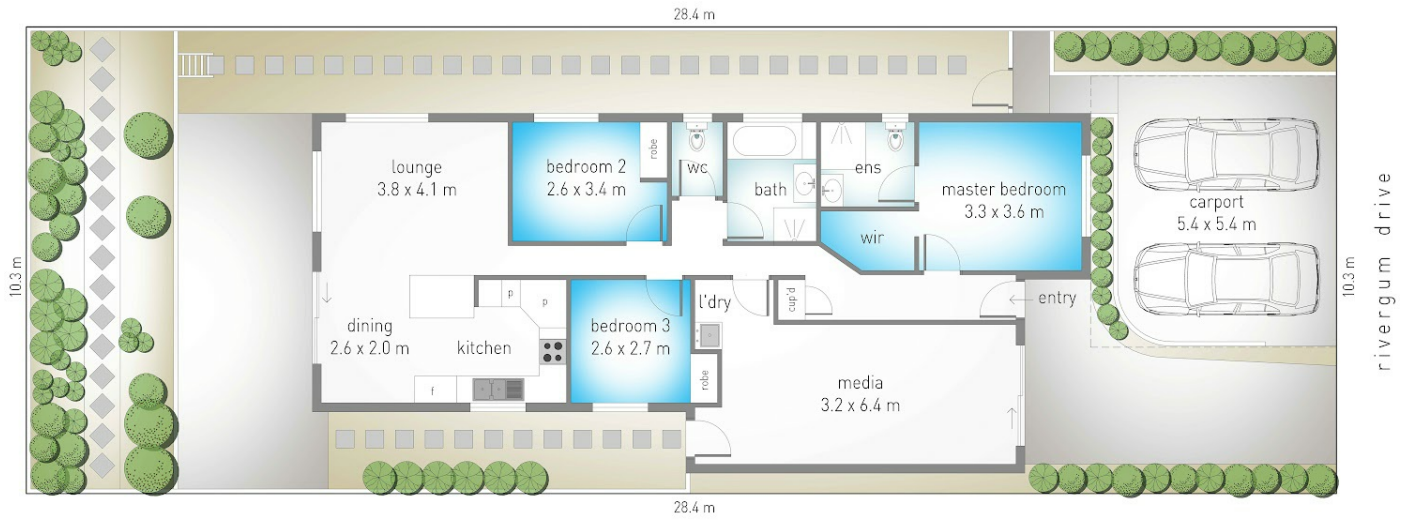
**Audrey Goetz**  
**0412148078**  
audrey@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 20 Rivergum Drive, Nerang

3 2 2 300 m<sup>2</sup>  
internal: 110 m<sup>2</sup> | external: 29 m<sup>2</sup> | total: 139 m<sup>2</sup>



Audrey Goetz 0412 148 078



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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.

**Audrey Goetz**  
0412148078  
audrey@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

