



# SOLD

## STYLISH RENOVATION WITH SEAMLESS INDOOR-OUTDOOR LIVING

Designed for effortless entertaining and relaxed family living, this beautifully renovated home offers standout indoor-outdoor flow with an expansive undercover timber deck, a built-in BBQ area and a generous flat yard with room for a pool. Set on a fully fenced 600m<sup>2</sup> block in a quiet, leafy pocket of Nerang, this beautiful property strikes the perfect blend of modern comfort and lifestyle appeal.

Step inside to a light-filled open-plan layout centred around a contemporary kitchen boasting a concrete island bench, subway tile splash back and modern appliances ideal for everyday living and entertaining. The living and dining zones flow effortlessly to the covered outdoor entertaining area, creating the ultimate indoor-outdoor experience for year-round enjoyment.

Kids and pets will love the large flat backyard, while the fire pit zone adds a cosy touch for winter evenings. With thoughtful updates throughout, this home is a must see for families, entertainers, downsizers, first home buyers and investors alike.

### Property Highlights:

- 3 generously sized bedrooms;
- Renovated kitchen with modern appliances, a subway tile splash back and a beautiful concrete island bench top;
- 2 near new split system air conditioners in the living area and master bedroom;
- Seamless indoor-outdoor flow to an expansive timber deck via timber bifold doors;
- An undercover outdoor entertaining area with built-in BBQ;
- A flat, fully fenced yard with plenty of space for a pool;
- A fire pit zone;
- A separate laundry with timber bench top;
- Single carport with an electric vehicle charging port;
- Garden shed;
- Solar panel system;
- Freshly painted throughout;
- Roof has just been fully restored and repainted.

This property has an approximate rental return of \$775 to \$825 per week.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$930,000

OPEN FOR INSPECTION:  
N/A



**Ethan McCann**  
0481454400

ethan.mccann@atrealty.com.au  
[mccannperkinsrealestate.com.au](http://mccannperkinsrealestate.com.au)



### 41 Yarrayne Road, Nerang

Internal: 90m<sup>2</sup> | External: 54m<sup>2</sup> | Carport: 28m<sup>2</sup> | Total: 172m<sup>2</sup>

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.