

SOLD

A NERANG GEM

Tucked away in a quiet, sought-after pocket of Nerang, this property presents an exceptional opportunity for first-home buyers or investors seeking value and potential.

Set on a generous 761m² allotment with a large, level backyard, this well-kept three-bedroom home is move-in ready and offers plenty of scope for future enhancements or extensions. The open-plan living and dining area is equipped with split-system air-conditioning and features a cozy fireplace for the cooler months. A spacious sunroom or rumpus room provides valuable additional living space and flows seamlessly out to the expansive rear yard. The adjoining patio off the kitchen and dining area creates an ideal setting for relaxed outdoor entertaining.

Practicality is also well catered for, with side access available for storing a boat, caravan, or trailer. Across the road, a large park with children's play equipment offers an inviting outdoor space without the need for your own backyard swing set—simply stroll across the street.

Property Features:

761m² block with a large, flat backyard

Three bedrooms, two with air-conditioning

Open-plan living and dining with air-conditioning

Spacious sunroom/rumpus room with air-conditioning

Carport with access to the backyard

Quiet, tucked-away location within a short drive to local shops and schools

Disclaimer:

We have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should

3 BED | 1 BATH | 1 CAR

PRICE:
\$1,000,000

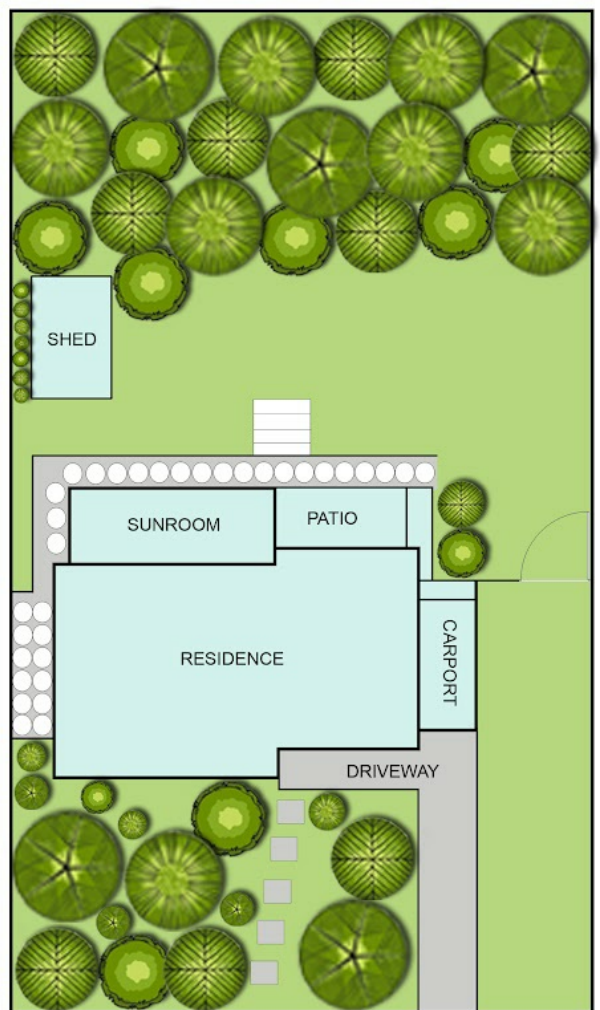
OPEN FOR INSPECTION:
N/A



Tony Brown
0418961500
tonybrown@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN



SITE PLAN

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.

All buyers must do their own investigations into the accuracy of these plans.

3 Balyando Drive, NERAND, QLD, 4211