



# FOR SALE

## FAMILY FRIENDLY TOWNHOUSE - LARGE YARD

This double storey townhouse is light and bright being an end townhouse.

Low maintenance timber look flooring downstairs- ideal for families with great central kitchen with granite bench tops overlooking the yard to keep an eye on the kids .

Air conditioned for comfort but take advantage of the beautiful cross breezes and also enjoy your private balcony off the master bedroom to relax and unwind at the end of the day.

Massive master bedroom - so generous in size it was also utilised as a home office due to its ample space. The en-suite is large and functional and plenty of storage space in the built in wardrobes and ceiling fan to keep cool during summer.

The other two bedrooms are perfect for kids or home office each with built in robes and ceiling fans.

There is a single lock up garage and room for a second car on the driveway.

Situated in River Springs Country Club which is security gated, and has amazing resort style facilities for year round enjoyment.  
Prime central location walking distance to schools, shops and transport.

Ideal as is but renovate to love even more this offers so much potential and a blank canvas to create a dream oasis in the heart of Nerang.  
Excellent investment opportunity currently rented at \$780 pr week until 22 June 2026. The long term tenant would love to stay on if possible - immediate income and take advantage of this high growth/high demand area as the estate is mostly owner occupiers there is always a waiting list of qualified tenants wanting to call this home

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

3 BED | 2 BATH | 1 CAR

PRICE:

ALL OFFERS CONSIDERED

OPEN FOR INSPECTION:

N/A



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