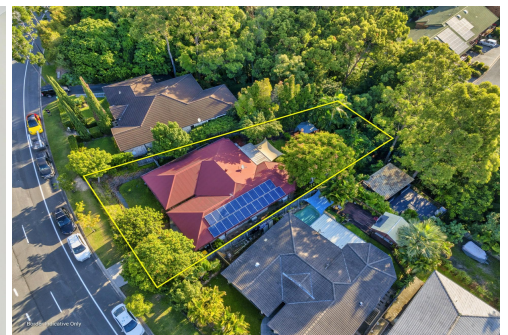
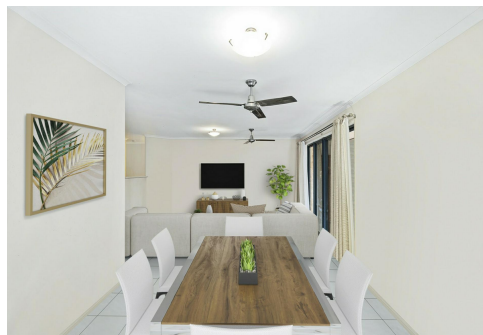




Border Indicative Only



## Highland Park, 19 Armstrong Way

### BIG FAMILY HOME - HUGE VALUE!

In the heart of Highland Park, this 5 bedroom, 2 bathroom home is looking to make new memories and start a new adventure. You will marvel at its secluded forest vibes and privacy and look forward to winter evenings around the fire pit. There is plenty of space here - with living, dining and family areas, a central kitchen and a covered outdoor entertainment area where you can enjoy the sunset or have a morning coffee in the sunroom. Beyond is a peaceful reserve full of wallabies (and you may even be lucky enough to see a koala) and further still the solitude of the hills. There is a double lock up garage, a colorbond roof and extensive solar panels. Only minutes to schools, shops and medical centre - you really can't get more central than this!

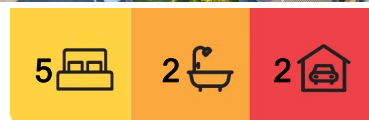
-Please note, digital furniture has been used in some photos.

Rental Appraisal: \$900 - \$950 per week

Size: 811m2



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$989,000

**View**  
[ljhooker.com.au/5FTXF41](http://ljhooker.com.au/5FTXF41)

**Contact**  
**Jane Doogan**  
0413 872 972  
[jdoogan@ljhgc.com.au](mailto:jdoogan@ljhgc.com.au)

**Dean McMurtrie**  
0414 444 779  
[dean@ljhgc.com.au](mailto:dean@ljhgc.com.au)

**LJ Hooker Nerang**  
(07) 5581 4422



Year Built: Built Date Unknown as per RP data

Council Rates: \$719.62 every 6 months

Water Rates: \$478.72 per quarter

#### Key Features:

- 5.75 kW Solar Power System —23 Sun-Earth Solar Panels
- Covered outdoor entertainment area overlooking terraces gardens and yard
- Beautiful outdoor deck
- Close to transport, schools and the M1

#### Location:

Little School Highland Park —500m

William Duncan State School —0.4km

Nerang State High School —1.21km

Worongary State School —1.59km

St Brigid's Catholic Primary School —1.75km

Local IGA —1.0km

Highlands Health Centre - 850m

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to

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## More About this Property

Property ID	5FTXF41
Property Type	House
Land Area	811 m <sup>2</sup>

#### Jane Doogan 0413 872 972

Sales Specialist | L.R.E.A. | Independent Contractor | [jdoogan@ljhgc.com.au](mailto:jdoogan@ljhgc.com.au)

#### Dean McMurtrie 0414 444 779

Sales Specialist to Jane Doogan Independent Contractor | [dean@ljhgc.com.au](mailto:dean@ljhgc.com.au)

#### LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

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**LJ Hooker Nerang**  
**(07) 5581 4422**



19 ARMSTRONG WAY, HIGHLAND PARK

 5  2  2

Internal: 194m<sup>2</sup> | External: 32m<sup>2</sup> | Total: 226m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

