



Mount Nathan, 71B Shepherd Hill Lane

ACREAGE TOWN LIVING —Minutes to CBD —6,021m² of Privacy & Potential

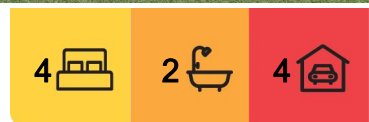
This property offers a peaceful acreage lifestyle with the convenience of being just minutes from the CBD. Sitting on a fully usable 6,021m² block with a gated entrance, it has been a family home for nearly 20 years. The current owners, who are downsizing, have enjoyed the blend of privacy and proximity to amenities, making it an ideal place for families to settle.

Property Features:

- 4 good sized Bedrooms including a master with ensuite & walk-in robe
- Main Bathroom which is a 3-way main bathroom for added convenience
- Two Separate Living Areas with formal lounge and separate dining, plus a lovely family room
- Good size kitchen with gas cooking & dishwasher



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 \$1,450,000

View
ljhooker.com.au/5GHZF41

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LJ Hooker Nerang
(07) 5581 4422

Fully tiled throughout

Large outdoor area to watch the kids or to relax

Side access to double shed if needed.

Six Air Conditioning Units to keep you comfortable year-round

Double Lock-Up Garage with internal access

Side Access to a good double shed and fully fenced yard

Large Dam ideal for recreation or future development

Fully Usable Land with endless possibilities —perfect for gardening, outdoor activities, (or even building that flat STCA)

3KW Solar System for energy efficiency

Town Water & Power plus rainwater tank and pump, and additional pump for the dam

Greenhouse for gardening enthusiasts

Fruit Trees and a serene outdoor space overlooking the dam and nature

A lovely 6,021m2 useable block of land perfect if you have a horse or want to build something extra

Enjoy the perfect combination of country-style living with all the amenities and conveniences of being close to town.

This exceptional property provides ample space for the whole family, as well as room to grow, entertain, or build that BIG SHED dad needs.

Don't miss out on this rare find!

This property is being sold without a price or by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality.

More About this Property

Property ID	5GHZF41
Property Type	AcreageSemi-rural
Land Area	6021 m2

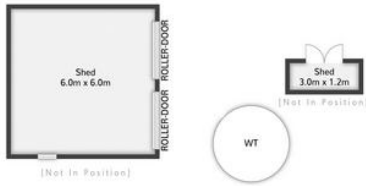
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LEGEND

- 1 RESIDENCE
- 2 GARAGE
- 3 VERANDAH
- 4 PATIO
- 5 DAM
- 6 SHED



71B Shepherd Hill Lane MOUNT NATHAN

4 | 2 | 2 | 240m² | 6021m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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