



## Mount Nathan, 21 Woodland Avenue

A MOUNT NATHAN SPECIAL!~~

Nestled on an elevated 2.79Ha block, this delightful 7-year-young home offers a spacious lifestyle complemented by a large 7m x 7m shed with separate access. Located in the sought-after Mount Nathan area, known for its high-quality homes, this property is no exception. Inside, you'll find four beautiful bedrooms, two bathrooms, a study nook that could also serve as a nursery, and multiple living spaces, including a dining area and a separate carpeted media room. The galley-style kitchen boasts stainless steel appliances and a walk-in pantry. For entertainers, there's a covered outdoor area with scenic views of the surrounding landscape, as well as a fenced rear yard. A double lock-up garage (DLUG) also adds to the extensive list of features.

Local Amenities:

- \* Silkwood School 4.08km
- \* Nerang State High School 6.88km
- \* Gaven State School 7.18km



**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.

**SOLD**

4 

2 

4 

**For Sale**

Offers Over \$1,390,000

**View**

[ljhooker.com.au/5G94F41](http://ljhooker.com.au/5G94F41)

**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**

- \* Nerang Mall 12.3km
- \* Nathanvale Park 500m
- \* Mount Nathan Reserve 6.7km
- \* Robina Town Centre 22.7km

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Doogan Real Estate Pty Ltd as trustee for Doogan Family Trust by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website. This property is being sold by auction OR without a price 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

<b>Property ID</b>	5G94F41
<b>Property Type</b>	House
<b>Land Area</b>	2.79 hectare

### 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

[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)



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

**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.



21 WOODLAND AVENUE, MOUNT NATHAN

 4  2  4

Internal: 218m<sup>2</sup> | External: 25m<sup>2</sup> | Total: 243m<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.

