

## Mount Nathan, 52B Nerang Murwillumbah Road

Prestige Acreage Living Just Minutes From Town!

Escape to the perfect blend of space, style, and convenience with this immaculately presented property, ideally located just a short drive from town. Set on a beautifully maintained block, this exceptional property offers the ultimate in luxury acreage living. Our house-proud owners love their home & it shows everywhere on this property. They are scaling down, have purchased elsewhere & it's time to sell.

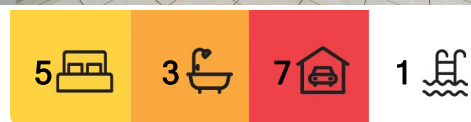
The home is expansive & designed for comfortable living & effortless entertaining. With multiple living areas, including formal lounge & dining, open-plan family room & separate media room, there's space for everyone to relax in style.

The four bedrooms are all large with the separate parent's retreat having a large master bedroom, dressing room, ensuite & its own lounge.

The heart of the home is a functional modern kitchen featuring ample storage, quality



**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**  
EXPRESSIONS OF INTEREST

**View**  
Sat 10th May @ 10:00AM - 10:30AM

**Contact**  
**Steve Snow**  
0414 982 034  
ssnow@ljhgc.com.au

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

appliances & generous bench space —perfect for family meals or hosting friends.  
Step outside to your own private entertainment oasis with covered entertainment areas, heated swimming pool & outdoor spa, separate pool room with wet bar plus bathroom.

There's serious shedding here so whether you need room for vehicles, hobbies, or a home-based business, the property features three large, powered sheds, offering endless possibilities & accessed by a separate wide concrete driveway.

The grounds have beautifully manicured mature gardens with a mix of useable open lawns to satisfy any family... all overlooking a picturesque dam.

#### Home Highlights Include:

- \*4 generous bedrooms with built-ins plus a 5th bedroom option
- \*Parents retreat with huge master bedroom, dressing room plus own lounge & ensuite
- \*Formal lounge & formal dining room or games/pool room
- \*Lounge or media room with surround sound
- \*Open plan family living area
- \*Large kitchen with quality appliances, 2 drawer dishwasher & granite benchtops
- \*Ducted air conditioning throughout the home & reverse cycle air conditioning to master bedroom/parents retreat
- \*Extra-large automated double lock up garage
- \*Security system/alarm
- \*Vaccumaid
- \*Solar power

#### The Entertaining Space:

- \*Covered alfresco entertainment areas
- \*Heated swimming pool
- \*Heated outdoor spa
- \*Separate pool room with wet bar
- \*Bathroom with shower

#### The Grounds:

- \*Fenced and private on useable acreage block
- \*Remote front entry gate
- \*Beautiful, shared dam with pump & scenic surrounds
- \*3 spacious large sheds —perfect for work or storage
- \*Approximate sizing —8m x 8m with added double carport, 6m x 6m, 6m x 6m with air-conditioning.
- \*Additional shipping container/shed
- \*Green house
- \*Additional garden sheds
- \*Town water
- \*Water tank for grounds & or pool
- \*Minutes to town, schools, and shops

This is acreage living at its finest —a rare opportunity to secure a move-in ready, prestige home with room to grow, relax, and enjoy the lifestyle you've always dreamed of.

This property is being sold without a price and therefore a price guide can not be provided.



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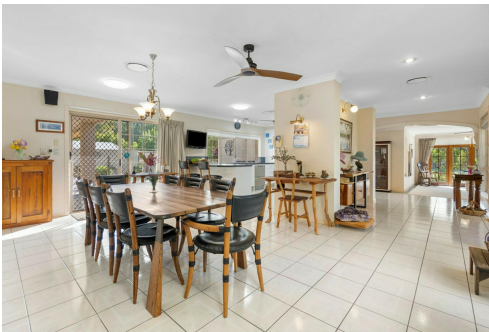
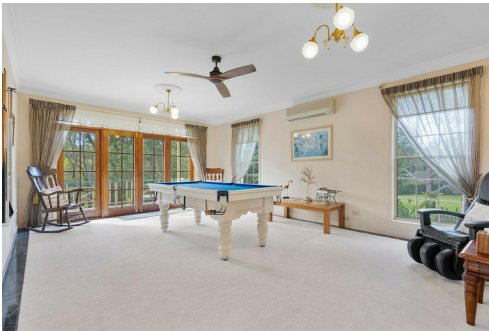
The website may have filtered the property into a price bracket for website functionality.

## More About this Property

Property ID	5GTFF41
Property Type	House
Land Area	9225 m2
Including	Alarm Pool Dishwasher Built-in-Robes Fully Fenced

**Steve Snow 0414 982 034**  
Sales Specialist | [ssnow@ljhgc.com.au](mailto:ssnow@ljhgc.com.au)

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52B Nerang Murwillumbah Road **MOUNT NATHAN**

4 | 3 | 7 | 543m<sup>2</sup>

**LJ Hooker**

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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