



1/24 Ogilvie Crescent, Nerang

3BDRM SINGLE LEVEL DUPLEX / NO BODY CORP FEES

Immaculately presented three-bedroom single level duplex situated in a quiet cul de sac within walking distance from the beautiful Nerang River and Parklands. A phenomenal buying opportunity for the first home buyers looking to gain entry to the market and for the downsizers wanting a more low maintenance style property without having worry about any ongoing costly body corporate fees.

An incredible blank canvas for you to add your own style and creative flare in the coming years. We welcome your attendance at the open home, and we are sure you will agree this property has so much to offer.

This Property Also Includes;

Three genuine bedrooms all with fans and built in robes provided
Single auto lock up garage with a recently replaced automatic door
Completely fenced private rear courtyard for your children and pets to play
Split system air conditioning installed to the master bedroom and living space for added comfort year round
Completely tiled open plan living scheme complimented by a functional chef kitchen featuring an electric cooktop and a good

3 1 1

FOR SALE

Offers Over \$779,000

AGENTS

Michael Folkard
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michael@ljhg.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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.

LJ Hooker

amount of storage space

Shared building insurance but no weekly body corporate fees to worry about

Main bathroom with shower and bathtub provided plus a separate toilet

Super convenient location only a stone's throw away from the picturesque Nerang River and Parklands with all of its unbelievable bike and walking paths and a very popular off leash dog park. Quick access provided to the M1 and Nerang Train Station for those needing to commute for work. Only walking distance to St Brigid's Primary School and Little Scholars School of Early Nerang. To register your interest please contact Michael Folkard from LJ Hooker at your earliest convenience.

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Disclaimer:

Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

MORE DETAILS

Property ID	5J7GF41
Property Type	DuplexSemi-detached
Land Area	216 m2
Including	Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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1/24 OGILVIE CRES, NERANG



Internal: 91m² | Garage: 20m² | Total: 111m²

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.

