



Nerang, 1 Rill Court

828M2 FLAT USEABLE BLOCK / PRIVATE CUL DE SAC LOCATION

An impressive flat useable block of approximately 828m2, featuring established gardens and a huge assortment of fruit trees for you and your family to enjoy. Whether you're relaxing in the pool after a hard day's work or enjoying a coffee under your covered alfresco space in the morning, you will never get tired of listening to the native birds that visit this incredible property on a daily basis.

The home has been tastefully renovated by its loving owners and offers an incredible opportunity for a new family to call it home. We are absolutely positive that an inspection of this exceptional home will not disappointment and we hope to see you at the open home!

This Property Also Includes;

Impressive flat useable block of approximately 828m2

Family friendly floor plan featuring separate living and dining sections and a total of four



For Sale
EXPRESSIONS OF INTEREST

View
By Appointment

Contact
Michael Folkard
0402 656 246
michael@ljhg.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.

bedrooms and two bathrooms

LED lighting installed throughout the home as well as solar power and solar hot water systems to help conserve electricity consumption

Rainwater tank to help water the garden

A fine selection of fruit trees on offer for the family to enjoy

Sparkling in ground swimming pool at the rear to help you cool off during the warmer months of the year

Stunning PVC fencing installed to the front of the property with electric security gated access further enhancing the privacy of the block and its overall useability

Single carport with a double shade sail installed in front of the carport

Split system air conditioning throughout the home to help keep the family comfortable year round

Stunning galley style designer kitchen featuring soft close drawers, electric touch cooktop, dishwasher, stone benches and ample amounts of cupboard space

Four bedrooms with fans and built-in robes provided including the ensuited master bedroom

Separate renovated laundry off the main living area with direct access outside

Huge covered entertaining area extending out from the formal dining section of the home

Security screens installed for added peace of mind

Low maintenance timber look flooring installed throughout the home

Main bathroom featuring an updated corner vanity, bathtub, shower and separate toilet

Garden shed at the rear to help store the tools and toys

Private cul de sac position just minutes from the Clearview Early Learning Centre and the local convenience store. Exceptionally quick access provided to the M1 and Nerang Train Station for those needing to commute for work. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

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More About this Property

Property ID	5H39F41
Property Type	House
Land Area	828 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



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Internal: 125m² | External: 40m² | Carport: 23m² | Total: 188m²

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.

