



1 Rill Court, Nerang

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 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

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FOR SALE
EXPRESSIONS OF INTEREST

AGENTS

Michael Folkard
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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**

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 DETAILS

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 |
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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.

