



Nerang, 10 Bushmead Street

Charming Colonial Style Home with Dual Living Potential

Neatly presented to market and positioned in a well established, quiet Nerang cul de sac just minutes from all the major local amenities, this home will appeal greatly to those purchasers looking for something with dual living potential STCA at a competitive price point.

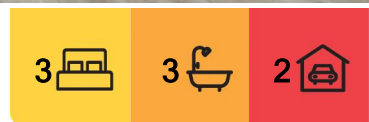
An attractive proposition also for the investors looking to enter the gold coast market with the added bonus of the self-contained downstairs section of the home greatly improving the rental return potential of the property.

Regardless of your buying intentions we welcome your attendance at the open home and we are sure this exceptional property will not disappoint!

This Property Also Includes;



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
Offers Over \$850,000

View
ljhooker.com.au/5GSPF41

Contact
Michael Folkard
0402 656 246
michael@ljhg.com.au

LJ Hooker Nerang
(07) 5581 4422

Outside

- * Electronically controlled front entrance gate complimented by an impressive rendered front wall for added privacy and security which enables a huge amount of secure parking space in front of the home for anyone needing to park a boat, trailer, caravan or additional vehicles
- * Low maintenance block of approximately 443m², securely fenced for the children and pets
- * Covered front entrance porch with gorgeous new timber decking installed
- * Double carport accommodation with plenty of additional secured parking space available
- * Freshly painted roof and gutters with easy maintenance Cover Crete installed to the driveway and parking areas
- * Covered decked entertaining area extending from the internal dining space upstairs. An incredible spot to enjoy an afternoon drink with friends

Upstairs

- * Stunning designer kitchen featuring gorgeous stone benches, dishwasher, electric cooktop and a truckload of cupboard space
- * Air-conditioned open plan living scheme complimented by modern hybrid timber look flooring and LED downlighting throughout
- * Three bedrooms with fans and built-in robes provided
- * Two bathrooms including an ensuite for the master bedroom and main bathroom / laundry combination

Downstairs

- * Air-conditioned study with the potential for use as a fourth bedroom if required
- * Functional kitchenette with standalone cooker
- * Retreat area which would be ideal for families with teenagers or guests
- * Downstairs bathroom with toilet and double vanity installed
- * Loads of secure storage space underneath the home for your tools and yard equipment

Central positioning enabling incredibly quick access to the M1 and Nerang Train Station. The Nerang Swimming Pool, Velodrome and some of the best mountain biking tracks our country has on offer are all situated within walking or riding distance of this ultra convenient location.

To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

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 Michael Folkard Property Pty Limited 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.



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.

More About this Property

Property ID	5GSPF41
Property Type	House
Land Area	443 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

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

LJ Hooker Nerang (07) 5581 4422

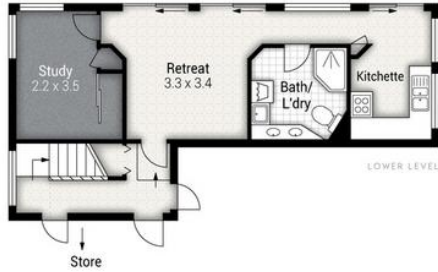
2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@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.



10 BUSHMEAD STREET, NERANG

4 3 2

Internal: 159m² | External: 50m² | Carport: 36m² | Total: 245m²

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.

