



## Nerang, 10 Warrener Street

SPACIOUS TWO LEVEL FAMILY HOME OFFERING DUAL LIVING POTENTIAL!

A rare opportunity for those seeking a comfortable family home or a property with excellent investment potential!

Nestled in a sought after pocket of Nerang this property is a must see.

Enjoy an elevated position with a generous north-facing balcony offering filtered skyline views-ideal for both relaxing and entertaining. Recently upgraded with motorised custom outdoor blinds, blending comfort with functionality.

The spacious ground level comes with it's own entrance which makes it ideal for extended family, guests or home office use. The versatile layout has the potential to transform the existing space into a 4th bedroom and floorplan includes a bathroom, laundry and double garage with ample storage space.



**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**  
\$1,150,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Ashmore**  
**(07) 5526 9722**

The upper level offers 3 generous bedrooms, separate living and dining areas, large renovated kitchen with granite bench tops, newly renovated bathroom with separate toilet and stunning polished floorboards throughout.

#### Key Features

- \* Spacious 579m2 block
- \* Large In Ground swimming pool
- \* Polished floorboards
- \* Security Gate
- \* Fully fenced yard
- \* Double garage with ample storage
- \* Renovated kitchen with granite bench tops
- \* Large downstairs living area
- \* Air conditioning
- \* Separate laundry
- \* 9 x 2.5kw solar panels
- \* Close to Nerang train station, bus routes and access to M1
- \* Close to schools, shopping and People's First stadium

\*\*Building & Pest reports available on request

Contact Rebecca Lukin on 0417 140 672 or [rebecca.lukin@ljhooker.com.au](mailto:rebecca.lukin@ljhooker.com.au) for further information.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## More About this Property

<b>Property ID</b>	M2J0F
<b>Property Type</b>	House
<b>Land Area</b>	579 m2
<b>Including</b>	Air Conditioning Toilets (2) Pool Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Area Views Carpeted Close to Schools Close to Shops Close to Transport Openable Windows Pool

**Ross Lukin 0419 555 022**

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10 WARRENER STREET, NERANG

🛏 Bed 3 🚿 Bath 2 🚗 Car 2

INTERNAL 195m<sup>2</sup> | EXTERNAL 80m<sup>2</sup> | TOTAL 275m<sup>2</sup> | LAND SIZE 580m<sup>2</sup>

**LJ Hooker**  
Ashmore

Rebecca Lukin 0417 140 672

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.visualmotion.com.au](http://www.visualmotion.com.au)

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