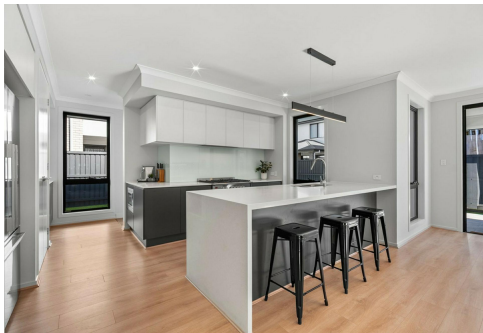




Boundaries and dimensions are approximate only
Interested parties should conduct their own independent enquiries



Nerang, 12 Headway Street

Location, Lifestyle & Luxury! - This Property Has It All!

Within Riverina Gold Coast

Stunning 4-Bedroom Luxury Home in Exclusive 'Riverina'. The Gold Coasts Latest Gated Community

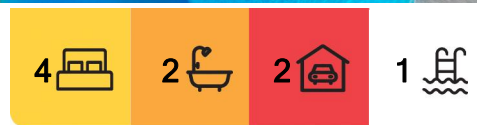
Welcome to your dream home! This immaculate 4-bedroom, one-level residence is nestled in the prestigious, newly developed 'Riverina' gated community, located just off Riverview Road. Experience the epitome of luxury living with high-end finishes and a carefully designed layout to offer both elegance and comfort.

Key Features:

* Spacious Living: 4 generously sized bedrooms, including a master suite with a stylish ensuite.



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 \$1,275,000

View
ljhooker.com.au/5GHXF41

Contact
Debbie Taylor
0400 086 228
dtaylor@ljhgc.com.au

LJ Hooker Nerang
(07) 5581 4422

- * Modern Bathrooms: 2 beautifully appointed bathrooms, featuring luxurious fixtures and finishes.
- * Double Garage: Double garage plus a widened driveway to fit up to 4 cars.
- * EV charging station in the garage!
- * Entertainment Ready: Fully landscaped gardens, a sparkling pool, and an outdoor entertaining area with bi-fold doors, perfect for seamless indoor/outdoor living.
- * Comfort All Year: Ducted air-conditioning and ceiling fans throughout the home, inside and out.
- * Gourmet Kitchen: A dream kitchen with thick stone benchtops, high-end fixtures, a butler's pantry, and ample storage.
- * Plush Interiors: Plush carpeting & timber flooring throughout the home, adding to the sense of luxury and comfort.
- * Above average ceiling heights at 2.59M
- * Extra Storage: Plenty of storage space to keep your home organized and clutter-free.
- * Home Security System
- * 6kw Solar Power.
- * Mains Gas Supply.

As a resident of Riverina, you'll enjoy exclusive access to top-tier amenities, including:

- * Marina Berth Access: Direct access to the ocean for boating enthusiasts.
- * Clubhouse Facilities: A fully-equipped Gym, Sparkling Pool, Yoga room & Spa for your relaxation.
- * Recreational Spaces: Tennis court, Cinema, Cafe, BBQ areas, and a children's playground for endless entertainment.
- * Gated Community: The front gate is due to be installed mid-end July 2025.

Associated Costs:

Council Rates: Approx. \$ 365 Bi-annually

Water Rates: Approx. \$ 200 pq

Bodycorp: Approx. \$ 70 pw

Located in the Gold Coast's closest gated community to the beach, this is more than just a home —it's a lifestyle. Don't miss your chance to be part of this vibrant, secure community. Enquire today to arrange your private viewing!

This property is being sold without a price or by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.



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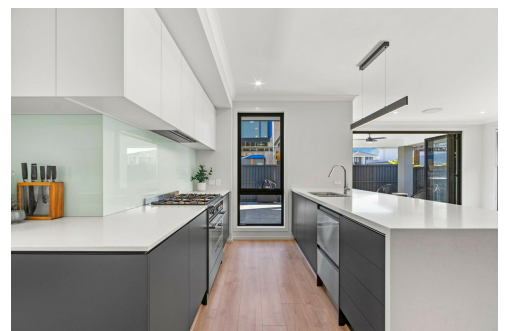
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More About this Property

Property ID	5GHXF41
Property Type	House
Land Area	420 m2
Including	Ducted Cooling Pool Outdoor Entertaining Built-in-Robes Solar Panels

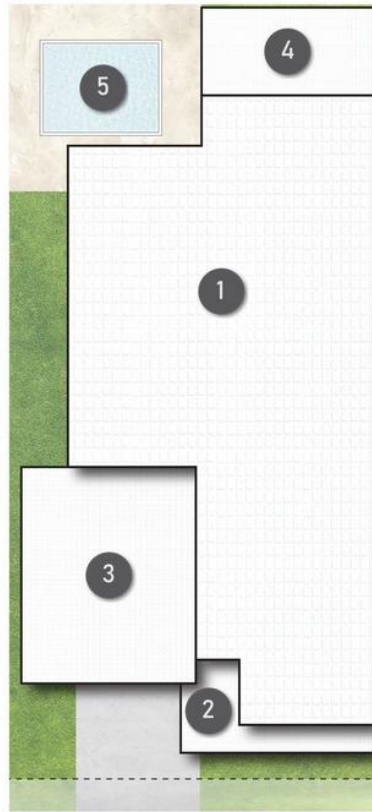
Debbie Taylor 0400 086 228
Sales Specialist | dtaylor@ljhgc.com.au

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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 OUTDOOR
- 5 POOL



12 Headway Street **NERANG**

4 | 2 | 2 | 218m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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