






13 Shell Street, Nerang

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## Motivated Sellers —Are You Looking for the Ideal Secure Family Home or Investment?

Resort-Style Living at the heart of the Gold Coast!  
Built in 2024, this is a rare opportunity to secure a luxury coastal home with elite inclusions in one of the Gold Coast's most exciting new lifestyle destinations.

Welcome to premium living in Riverina. Check out the 3D Tour & Video links!

This stunning double-storey steel-frame Hamptons-style Metricon home delivers premium design, next-level inclusions and an unbeatable lifestyle in the prestigious Riverina precinct.

A large 322m<sup>2</sup> home, set on a low-maintenance 375m<sup>2</sup> block, this beautifully crafted residence blends timeless elegance with cutting-edge sustainability and resort-style living.

From the state-of-the-art kitchen and magnesium pool to the massive solar system and EV-ready garage, every detail has been thoughtfully designed for modern coastal living.

**FOR SALE**

Expressions of Interest

**AGENTS**

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

**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**

### Premium Features Include:

- bedroom, double-storey steel-frame Metricon Hamptons home
- Located in Riverina - The Gold Coast's newest Prestige gated community
- " 375m<sup>2</sup> low-maintenance block
- 322m<sup>2</sup> sized house
- 3 large open plan living/lounge areas
- Huge Hamptons Style Kitchen
- 2.5 bathrooms
- Stylish laundry leading to hidden outdoor wash hanging area
- Triple filtered water system (pure water throughout)
- 250-litre hot water tank
- Full ducted air-conditioning & ceiling fans throughout
- Built -in Wifi connections
- Magnesium swimming pool
- Full concrete footings to outdoor deck
- Panelled ceiling to deck with VJ feature lighting

This is a breathtaking Hamptons-style kitchen showcasing soft-close cabinetry, premium finishes and refined coastal elegance. Featuring a statement cooker with a picturesque garden window, and a fully appointed butler's pantry, this high-end kitchen is designed for both luxury living and effortless entertaining.

- State-of-the-art Hamptons style kitchen with huge Chambord double sink
- Modern Fisher & Paykel appliances
- High-end fixtures, fittings & modern power points
- Soft-close cupboards & doors
- Butler's pantry with built-in shelving, fully integrated insinkerator & garden outlook

### Master Retreat

- Huge master suite with private balcony
- Large luxe walk-in robe with built-in shelving
- Luxury ensuite with double shower, twin sinks & separate toilet

### Other Upper Level Areas:

- 3 additional bedrooms with built-in robes
- Lounge area with TV points; perfect for winding down
- Luxury family bathroom with separate toilet

### Garage & Sustainability

- Double garage with 2.55m high door (ideal for caravan / higher vehicles)
- EV charging station
- Full termite protection
- Massive 31kW solar system with 15.2kWh lithium battery
- Garage back door to the garden - ideal for gardening/tools

Located within a prestige gated community close to the beach (15-20 minute drive or 5 minute boat ride), residents will enjoy exclusive access to a future lifestyle precinct including:

- Private gated entry
- Prestige residents club
- Community swimming pool
- " Gym
- " Café
- Childrens Play Area
- Cinema
- Library
- Tennis courts

- berth marina
- Lake with walking tracks

This is a rare opportunity to secure a luxury coastal home with premium inclusions, cutting-edge sustainability and resort-style living - all within the sought-after Riverina community.

Don't miss this exceptional opportunity to purchase a truly beautiful home in one of the Gold Coast's most exciting new lifestyle destinations.

#### Outgoings & Investment Info:

Council Rates: approx. \$ 1119.47 bi-annually

Water Rates: approx. \$ 250.83 per quarter

Body Corporate: approx. \$90 per week

Rental appraisal: \$1,100 - \$1,150 per week

#### Location Highlights:

- Walk to Nerang Train Station,
- 5 minutes to Metricon Stadium
- Close to local schools, parks, shops & the Velodrome (The Gold Coasts leading cycling tracks) and public transport
- Easy access to the M1 - 3 mins drive
- 15-20 minutes drive to the beach or just a 5 minute boat ride from Riverinas exclusive Marina
- 18 minutes drive to Pacific Fair Shopping Centre (Broadbeach)

#### MORE DETAILS

Property ID	5HKKF41
Property Type	House
Land Area	375 m2
Including	Study Ducted Cooling Pool Outdoor Entertaining Built-in-Robes

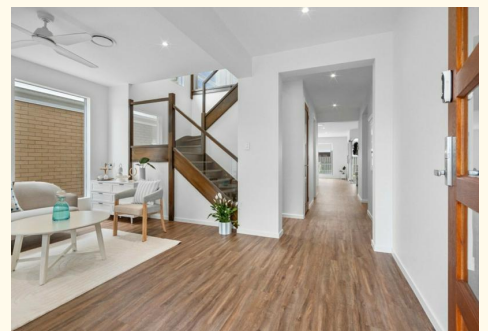
**Debbie Taylor 0400 086 228**

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**13 Shell Street NERANG**

4 | 2 | 2 | 322m<sup>2</sup> | 375m<sup>2</sup>



**DISCLAIMER**  
 This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.