



14 Castagno Avenue, Nerang

NEST OR INVEST TODAY IN A PRIME NERANG LOCATION

Insanely convenient location just walking distance to local amenities and only a short drive to Coles and Woolworths Nerang as well as a huge assortment of local cafes, restaurants and shops. An attractive addition to any investment portfolio with exceptional tenants in place. The property is positioned on a low maintenance parcel of approximately 400m² and offers a beautiful leafy outlook at the rear which can be enjoyed from the covered alfresco area and the back two bedrooms of the home.

Whether you're looking for your next investment property or your first home to live in, there is no better place to start than right here. We hope to see you at the open home and we are sure you will agree that this charming family home is well worth a look.

This Property Also Includes;

Great tenants currently in place paying \$670 per week until the 29th of September 2025

Beautifully low maintenance 400m² block with a completely fenced rear yard for the children and pets to enjoy

Single lock up garage with internal access to the home provided and plenty of additional uncovered parking space in front of the home for

3 2 1

FOR SALE

Offers Over \$850,000

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

other vehicles

Galley style kitchen with an electric cooktop, SS oven and range installed

Covered alfresco area at the rear of the property with a beautiful leafy outlook to admire while you enjoy your morning coffee

Air conditioned living area with feature bay window and separate dining section off the kitchen

Three bedrooms all with fans and built in robes provided plus an additional rumpus / media room off the main living space which could potentially be used as a fourth bedroom STCA and requirements

Main bathroom featuring a bathtub, shower and separate toilet

Separate laundry off the kitchen area

Situated within very close proximity to St Brigid's Primary School, Little Scholars School of Early Learning Nerang, the local convenience store and public transport facilities. Quick access provided to Woolworths and Coles Nerang, Bunnings Nerang as well as the Nerang Train Station and M1 for anyone needing to commute. Please contact Michael Folkard from LJ Hooker Gold Coast to schedule your viewing appointment!

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.

MORE DETAILS

Property ID	5H7WF41
Property Type	House
Land Area	400 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

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14 CASTAGNO AVENUE, NERANG



Internal: 131m² | External: 21m² | Total: 152m²

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.

