

## Nerang, 15 Edgehill Drive

IMPECCABLE PRESENTATION / HIGHLY DESIRABLE LOCATION

Beautifully presented family home situated a highly desirable Nerang location on an incredibly low maintenance parcel of approximately 613m<sup>2</sup> with security gated access and plenty of room for anyone needing to park a boat or caravan securely.

An ideal option for buyers wanting a home that is "move in ready" with no immediate works required. This home is perfectly presented to market and is ready and waiting for a new family to call it home. Please ensure your attendance at the open home before its sold!

This Property Also Includes:

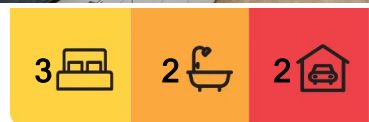
Amazing low maintenance 613m<sup>2</sup> block, security gated with ample amounts of concreted parking space for anyone needing to park a boat trailer or caravan

Air-conditioned open plan living / dining scheme complemented by a galley style chef kitchen featuring a dishwasher, electric cooktop and SS oven and rangehood

Beautifully renovated main bathroom featuring heated towel rail, floor to ceiling tiles,



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**For Sale**  
Offers Over \$850,000

**View**  
[ljhooker.com.au/5GN6F41](http://ljhooker.com.au/5GN6F41)

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**LJ Hooker Nerang**  
**(07) 5581 4422**

shower niche and a separate toilet

Huge covered outdoor entertaining area extending from the internal dining space, a sensational spot to host your guests or to enjoy your morning coffee

Three good size bedrooms all with built in robes including an air conditioned ensuite master bedroom with walk in robe

Auto double lock up garage with internal access provided to the home and plenty of extra space for a carport to be added in front of the garage for those buyers considering a garage conversion down the track STCA

Additional storage space / workshop at the side of the garage to help store the tools and yard equipment

Solar power system installed to help minimise the electricity bills

Gorgeous plantation shutters installed throughout the home and multiple split system air conditioners to help keep the family comfortable all year round

Sought after location literally just minutes to all the major local amenities and walking distance to public transport. The M1 and Nerang Train Station can be quickly accessed from this convenient position and St Brigid's Primary School, the local convenience store and the Clearview Early Learning and Kindergarten centre are situated within walking distance.

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

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## More About this Property

<b>Property ID</b>	5GN6F41
<b>Property Type</b>	House
<b>Land Area</b>	613 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

**Michael Folkard 0402 656 246**

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15 EDGEHILL DRIVE, NERANG

 3  2  2

Internal: 137m<sup>2</sup> | External: 30m<sup>2</sup> | Total: 167m<sup>2</sup>

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.

