



Nerang, 151 Dugandan Street

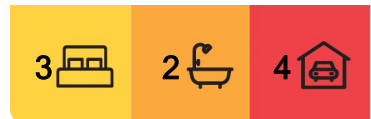
Beautifully Renovated Family Home in Clearwater Estate

Nestled in an elevated position within the highly sought-after Clearwater Estate, this beautifully renovated family home exudes both style and comfort. With multiple living and dining areas, both indoors and outdoors, this property is perfect for family and entertaining. The expansive backyard offers plenty of room for children to play, all situated on a low maintenance 700sqm block in a peaceful part of Nerang. With all the hard work already done, you can move right in and start enjoying the lifestyle!

This home features a stylish stone kitchen equipped with an induction cooktop, stainless steel appliances, and a plumbed water connection for the fridge. The open-plan, light-filled living and dining areas are complemented by a separate family room, providing plenty of space for everyone. The spacious master bedroom boasts a sleek, updated ensuite, while two additional well-sized bedrooms come complete with built-in robes, ceiling fans and reverse cycle air conditioning. The renovated family bathroom offers both a bathtub and a separate shower, ideal for a growing family.



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 \$940,000

View
ljhooker.com.au/5G6QF41

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LJ Hooker Nerang
(07) 5581 4422

Step outside to the large undercover alfresco area, perfect for year-round entertaining. The large, turfed rear garden is fully fenced and level, making it perfect for pets and children to play and plenty of room for a pool if desired. Additionally, a large new garden shed, landscaped gardens complete with new drainage and side access, add to the appeal. Inside, the single lock-up garage includes an internal laundry and can easily be converted into an additional bedroom or living space. Recent renovations include a new kitchen, hybrid flooring, updated vanities, showers, toilets, cabinet mirrors, and tapware in the bathrooms, along with laundry cabinets featuring stone countertops. The home has recently been freshly painted inside and out, with new skirting, architraves, fans, LED lighting, and switches installed throughout. With air conditioning and ceiling fans, comfort is guaranteed year-round.

The property also features a huge carport that can accommodate two to three cars and a trailer.

With a rental return estimated at \$850 to \$900 per week, this property presents a fantastic investment opportunity. The recent renovation allows for excellent depreciation. The home is located within the school catchment areas of Nerang State and Nerang State High Schools, with nearby independent options such as Silkwood School and St Brigid's Catholic Primary.

Just minutes from the Nerang CBD, shopping centres, cafes, restaurants, childcares, medical facilities, public transport, and the M1 motorway, this home is perfectly positioned for convenience. With plenty of public transport, don't miss your chance to secure this stunning family home-it won't last long!

Features:

- *Recently renovated throughout
- *2 spacious living rooms
- *3 bedrooms
- *Master with ensuite
- *Elevated position
- *Private and usable back yard with room for a pool
- *Side access gates
- *Ability to add extra bedroom in existing garage
- *3 car carport
- *Stone benchtops
- *Induction cooktop
- *Plenty of thoughtful storage
- *Large garden shed 2.5w X 5d X 2.3 h with extra high gable roof

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



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More About this Property

Property ID	5G6QF41
Property Type	House
Land Area	700 m ²
Including	Study Air Conditioning Outdoor Entertaining Built-in-Robes

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151 DUGANDAN STREET, NERANG

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Internal: 136m² | External: 81m² | Total: 217m²

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.

