



17 Nerang-Broadbeach Road, Nerang

3 1 3

Central Location with Dual-Living or Business Potential! — Medium Density Residential Zoning!

Call Agent, PRIVATE Inspections welcome!
or Attend the Open Saturday 19th Sept or Sunday 20th Sept @ 10.30am - 11am

Walk to Everything! Spacious Family Living with Room to Grow

Positioned in one of Nerang's most convenient locations, this immaculately presented split-level home offers the perfect combination of space, practicality and everyday convenience. Just a short stroll to the Nerang CBD, train station, major shopping centres, restaurants and public transport. Quick 1 minute access to the M1 for an easy commute north or south.

Inside, polished timber floors and light-filled open-plan living create a warm and welcoming atmosphere, while the new modern kitchen provides ample cupboard space to cater for busy family life. Downstairs, a generous living/utility room and workshop offer endless

FOR SALE

Offers Over \$970,000 to be presented by 23rd Sept

VIEW

By Appointment

AGENTS

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dtaylor@ljhg.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.



possibilities for a home business, hobby space, gym, teenage retreat or additional storage.

Step outside to enjoy your morning coffee on the covered front verandah or entertain family and friends on the covered rear deck overlooking the large, fully fenced backyard-perfect for children and pets to play safely.

Whether you're looking for your first home, a solid investment or a property with future potential, this centrally located home is one you won't want to miss.

Beautifully updated throughout, this move-in ready home offers modern comfort with nothing left to do but unpack and enjoy!

Council Zoning: Medium Density residential

Property Features:

- Three Bedrooms: Master opening up to rear Balcony
- Renovated modern kitchen: with plenty of cupboard space
- Spacious open-plan living and dining
- Beautiful polished timber flooring
- Large family bathroom
- Covered front verandah
- Downstairs utility room/workshop/excellent storage or potential teenage retreat
- Additional toilet downstairs
- Large newly concreted driveway with room for 3-4 cars
- Large, mostly fenced garden with plenty of room for kids and pets
- Garden is beautifully lawned and newly decked & concreted
- Outdoor firepit for those cosy evenings
- New outdoor spa; Luxury living at home!
- Air-Conditioning - split system in living area

Fantastic central location within walking distance to Nerang CBD
Walk to shopping centres, cafés, restaurants, train station and bus terminal

Easy access to the M1 motorway for commuting

Homes offering this level of convenience, space and potential in such a sought-after central location are always in demand.

Inspect today and discover everything this fantastic property has to offer.

Expenses:

- Council Rates Approx. \$1,214 b-annually
- Water Rates Approx. \$476 quarterly
- Rental Appraisal Approx. \$800 - \$825pw

Disclaimer:

Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

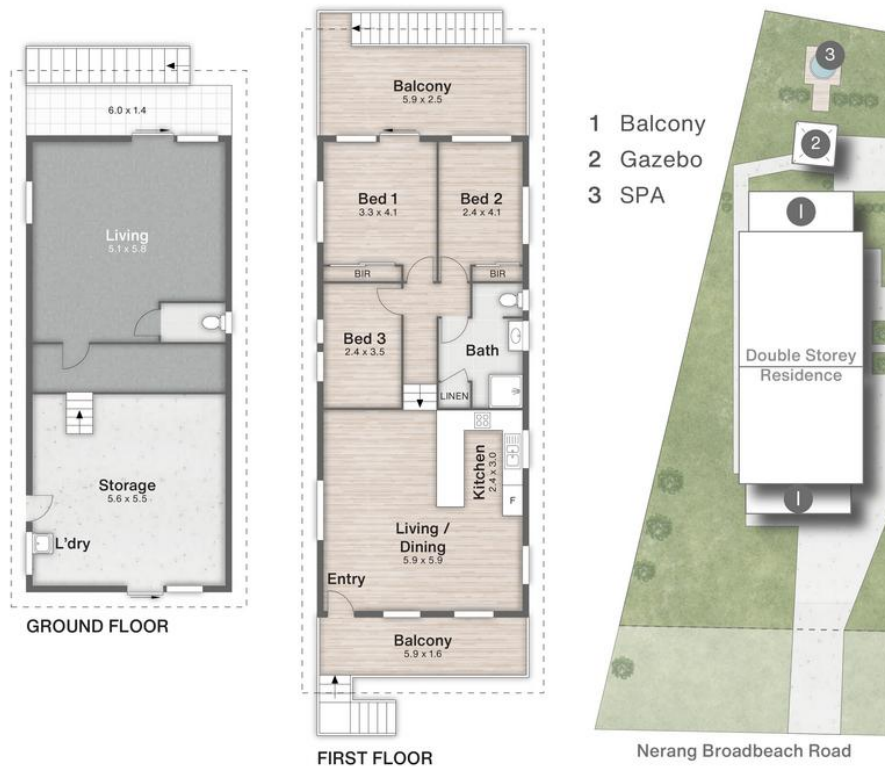
MORE DETAILS

Property ID	5J5VF41
Property Type	House
House Size	192 m2
Land Area	511 m2
Including	Air Conditioning
	Toilets (2)
	Spa
	Balcony
	Deck
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes

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17 Nerang Broadbeach Road **NERANG**

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