



19-23 Brookfield Court, Nerang

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Elegant Queenslander Estate on 4,000m² —Dual Living Potential or Workshop & Exceptional Entertaining

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Nerang
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Welcome to 19-23 Brookfield Court, Nerang, a stunning Queenslander set within the prestigious Billabirra Park Estate. Nestled on a fully usable 4,000m² block, this home offers a perfect blend of family luxury, space, and practicality—ideal for extended families, dual living, business from home or entertainers seeking the ultimate retreat.

Spacious & Thoughtfully Designed Home

- ? Steel-frame construction for durability and peace of mind
- ? Four generous bedrooms, including a master suite with walk-in robe & ensuite
- ? Expansive open-plan living areas featuring 2.7m ceilings, enhancing space and natural light
- ? Modern kitchen with gas cooking, ample storage, and generous bench space—a dream for any home chef
- ? Seamless indoor-outdoor living with a huge entertaining deck overlooking the sparkling inground pool

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**

Versatile Lower Level —Ideal for Dual Living or Entertainment

The lower level offers a fantastic games room, additional living space, and a bedroom option, creating a perfect guest retreat, teenage hideaway, or potential dual living setup.

Exceptional Features & Inclusions

? Steel-frame shed with double carport, power, water, kitchen & bathroom facilities-ideal for a workshop, home business, or potential extra accommodation

? Ducted air conditioning & cozy wood-fired heater for year-round comfort

? Solar panels for energy efficiency

? Triple lock-up garage & separate gated driveway to the shed for secure parking & convenience

? Beautifully landscaped grounds backing onto a peaceful reserve, ensuring privacy and tranquility

Unmatched Space & Functionality

This property boasts a total of 609.1m² of under-roof living, plus an additional 196.3m² of pool house and shed storage, providing ample room for all your lifestyle needs.

Prime Location —Prestige & Convenience

Located in Billabirra Park Estate, this home offers the perfect balance of seclusion and accessibility-just minutes from shops, schools, and transport.

Don't miss this rare opportunity! Contact Julie Cumming today for more details.

FEATURES:

- 5 bedrooms
- 4 bathrooms
- Ducted air conditioning
- Potential 2 dual living options
- Stunning landscaping and low maintenance gardens
- Steel frame home and shed
- 2.7m ceilings both buildings
- Town water and abundant additional tank water to fill pool and water garden
- Leaf guard to both buildings
- 50m² under house storage
- 2 garden sheds

Huge shed with amazing features:

- Roof hatch for internal access to roof
- Attic ladders for ceiling access
- Forklift friendly backyard- 330m² of concrete
- Workshop 3 air tool points
- Provision for laundry in shed
- Workshop has 8 points for dust extraction
- Separate gated driveway to shed
- Steel frame
- Built to class IA (house) standard, easily converted.

MORE DETAILS

Property ID 5G81F41
Property Type House
House Size 609.1 m2
Land Area 4050 m2
Including Study
Air Conditioning
Ducted Cooling
Toilets (5)
Pool
Balcony
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Workshop
Built-in-Robes
Secure Parking
Solar Panels
Water Tank

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19-23 BROOKFIELD COURT, NERANG - RESIDENCE

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Internal: 453m² | External: 98m² | Total: 551m²

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.

