



## Nerang, 2 Lawnhill Drive

### Spacious Family Home + Granny Flat

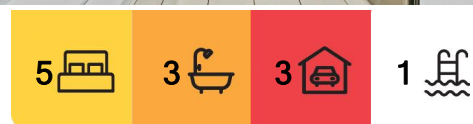
30 square family home plus a fully self-contained 2 Bedroom Granny Flat, situated on a fully usable 1-acre block in the popular "Billabirra Estate". This spacious family home has 2 large separate living areas, extensive outdoor entertaining spaces, swimming pool, renovated kitchen, and security screens all around.

Extra Features Include:

- \*oversized triple garage with internal access
- \*Corner block fully fenced with 2 street access
- \*7x9metre shed with 3 phase power and 2 roller doors"Great for the Tradie"
- \*2 x bio cycles, 1 for each dwelling
- \*Separately metered power for granny flat
- \*69m2 Granny flat, fully insulated & Council Approved
- \*Solar hot water
- \*Great drainage around the house



**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**  
Contact Agent

**View**  
[ljhooker.com.au/5G72F41](http://ljhooker.com.au/5G72F41)

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



- \*Caravan/Boat carport with side and rear screens
- \*Renovated ensuite
- \*Insulated entertaining area overlooking the in-ground pool
- \*Loads of room for plenty of cars for the extended family or visitors
- \*Cool and cosy insulation in main residence
- \*2 x 5000 litre water tanks plus 1 x 30,000 in ground water tank
- \*A few minor improvement will certainly ad value

Fantastic property for the extended family, to run a business from or to generate extra income.

Plenty of options here!!!

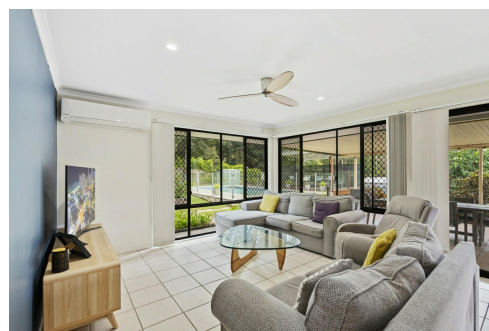
Get in before interest rates drop and prices move again....

## More About this Property

<b>Property ID</b>	5G72F41
<b>Property Type</b>	House
<b>Land Area</b>	4050 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Pool Outdoor Entertaining Built-in-Robes

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2 LAWNHILL DRIVE, NERANG

3 2 3

Internal: 256m<sup>2</sup> | External: 105m<sup>2</sup> | Total: 361m<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.

