



## Nerang, 2 O'Dowd Court

### LOCATION LOCATION

Cul de sac positioning in a quiet and exceptionally private Nerang location, situated only a stone's throw away from the Nerang River and Parklands, the perfect starting point for first home buyers wanting to enter the Gold Coast property market. Immaculate presentation, at a price that won't break the bank, be sure to call today to arrange your inspection before it's too late!

This Property Also Includes;

- Three well-appointed bedrooms all with built in storage provided
- Single lock up garaging providing internal access to the home
- Air-conditioned living space and functional chef kitchen
- Great low maintenance fenced corner block of approximately 415m2 with plenty of room for a swimming pool if required
- Sizeable fully tiled outdoor entertaining space perfect for alfresco dining with guests



**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.

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#### For Sale

Offers Over \$879,000

#### View

By Appointment

#### Contact

**Michael Folkard**

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



Beautifully renovated main bathroom with separate toilet provided

Plenty of off-street parking for visitors

Popular off leash dog area just within walking distance from the home as well as some incredible walking and biking paths along the Nerang River

Two large garden sheds installed to help store the tools and toys

Located within walking distance to St Brigid's Primary School, the Nerang River and Parklands, local public transport facilities and offering ease of access to the M1 for those looking to do the commute to Brisbane. To arrange your private viewing of this beautiful family home please contact Michael Folkard from LJ Hooker today.

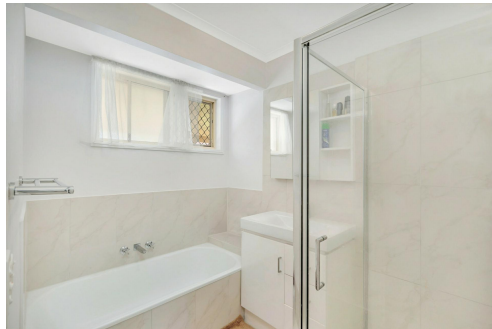
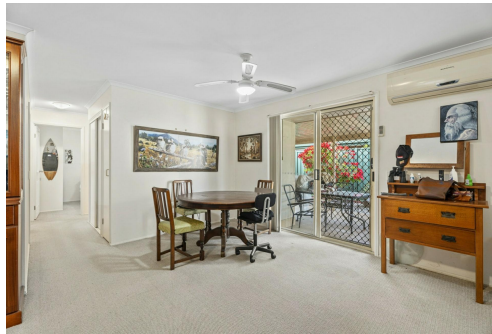
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## More About this Property

Property ID	5GXYF41
Property Type	House
Land Area	415 m2
Including	Air Conditioning

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## 2 Odowd Court, Nerang

Internal: 103m<sup>2</sup> | External: 29m<sup>2</sup> | Total: 132m<sup>2</sup>

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\*Area shown are only indicative of layout. Dimensions are approximate.