



Boundaries and dimensions are approximate only  
Interested parties should conduct their own independent enquiries



## Nerang, 21 Warrener Street

RARE OPPORTUNITY —RENOVATOR'S DREAM WITH  
ENDLESS POTENTIAL!

Renovators, builders & tradies - Are you looking to create something truly special?  
Unlock the potential of this solid family home in a fantastic location close to Nerang Train  
Station, bus routes, shops & quick access to the M1

Set on a 546m2 block with excellent bones and standout features, this property offers the  
ideal canvas for your next project.

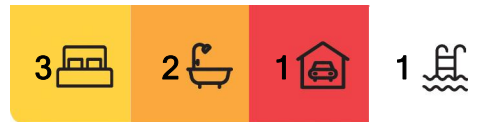
This property is being sold as a renovator and as an 'as is' condition. Original features from  
1987. The building & pest report is available for viewing to enable your informed offer.

Key Features:

- \* 3 generously sized bedrooms
- \* 2 separate living areas for flexible family living



**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 \$799,000

**View**  
[ljhooker.com.au/5GV7F41](https://ljhooke.com.au/5GV7F41)

**Contact**  
**Debbie Taylor**  
0400 086 228  
[dtaylor@ljhgc.com.au](mailto:dtaylor@ljhgc.com.au)

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

- \* 2 bathrooms including a private ensuite to the master bedroom
- \* Separate Laundry
- \* Single lock-up garage plus off-street parking for up to 3 additional cars
- \* Expansive rear entertaining area —perfect for family gatherings and weekend BBQs
- \* Certified sparkling pool with a new pool pump —summer ready!
- \* Fully fenced yard with side access gates —ideal for trailers, boats, or tradie gear
- \* Solid structure with endless renovation potential
- \* Solar present (not currently in use)



Whether you're looking to flip, renovate, or move in and upgrade over time, this property is packed with value and possibilities.

Opportunities like this don't come around often —inspect today and bring your vision to life!

\* Building & Pest Report available - Please ask agent if you'd like an emailed copy

Related Outgoings:

Council Rates: Approx. \$ 1,100 per yr

Water Rates: Approx. \$ 370 per quarter

Local Amenities:

M1 400 m

Nerang Train Station: 600 m

My Centre Nerang (Shopping Mall): 1 Km

Nerang State School: 1.2 Km

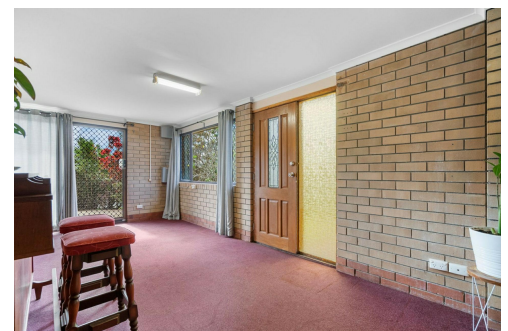
Nerang State High School: 2.2 Km

People First Stadium: 2.3 Km

Nerang National Park: 2.7 Km

Surfers Paradise: 9.9 Km

Pacific Fair Shopping Centre: 10.7 Km



## More About this Property

<b>Property ID</b>	5GV7F41
<b>Property Type</b>	House
<b>Land Area</b>	546 m2
<b>Including</b>	Study Pool Outdoor Entertaining

**Debbie Taylor 0400 086 228**

Sales Specialist | dtaylor@ljhg.com.au

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

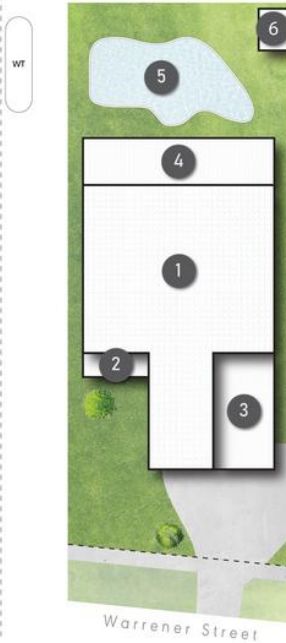
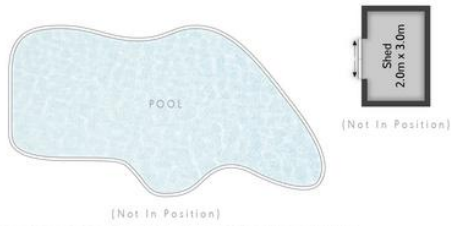
2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhg.com.au



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

**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.



- LEGEND**
- 1 RESIDENCE
  - 2 PORCH
  - 3 GARAGE
  - 4 PATIO
  - 5 POOL
  - 6 SHED



21 Warrener Street **NERANG**

3 | 2 | 1 | 210m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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

**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.