



Nerang, 22 Souter Street

PERFECTLY PRESENTED / HIGHLY SOUGHT AFTER LOCATION

Exquisitely presented to market and set on a beautifully low maintenance parcel of approximately 402m² within a highly desirable Nerang pocket just minutes from all the major local amenities.

Featuring a generous open plan living scheme, two covered alfresco areas and beautifully manicured gardens, an inspection of this exceptional home is an absolute must!

We encourage you to act quickly before this stunning home is sold and we hope to see you at the open home!

This Property Also Includes;

Three bedrooms, all with fans, built-in robes and air conditioning provided



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 \$900,000

View
ljhooker.com.au/5GYMF41

Contact
Michael Folkard
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LJ Hooker Nerang
(07) 5581 4422

Master bedroom with a tastefully renovated ensuite featuring floor to ceiling tiles

Main bathroom with shower, bathtub, and separate toilet

Single lock up garaging with internal access to the home provided and loads of extra parking space in front of the home and garage for anyone needing to park a caravan

Solar power system installed to help with the electricity bills

Split system air conditioning throughout the home

Incredibly spacious open plan living scheme complimented by gorgeous white plantation shutters

Good size separate laundry

Low maintenance fully fenced and useable block of approximately 402m2

Functional chef kitchen with SS dishwasher and electric touch cooktop

Two covered alfresco areas at each side of the home, the second with direct access from the master bedroom.

Incredible location, just a stone's throw away from the picturesque Nerang River and Parklands with some amazing walking and riding paths positioned within walking distance from the home.

St Brigid's Primary School, the local convenience store and multiple bus stops are all situated within walking distance and quick access is also provided to the M1 and Nerang Train station for those needing to commute.

To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

More About this Property

Property ID	5GYMF41
Property Type	House
Land Area	402 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

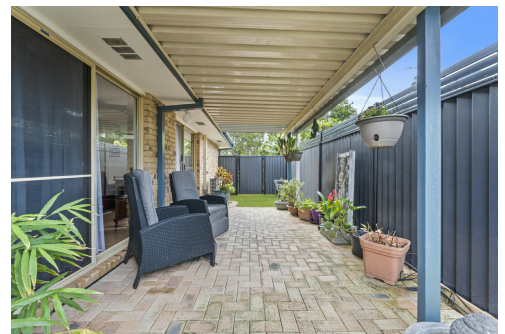
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Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

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22 SOUTER STREET, NERANG

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Internal: 136m² | External: 33m² | Total: 169m²

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.

