



Nerang, 24 North Street

DUAL LIVING / 1012M2 FLAT BLOCK / SIDE ACCESS

An incredible dual living property in the heart of Nerang positioned on an impressive flat useable block of approximately 1012m2 backing to the Nerang State Forest and some world renown mountain biking and bush walking tracks.

Featuring a fully self-contained granny flat at the rear of the block with side access provided this property would be ideally suited to anyone needing to park a boat, trailer or caravan securely.

Whether you're looking for a dual living property for you and your extended family or an investment with some serious earning potential to add to the portfolio we strongly encourage your attendance at the open home and we are sure an inspection will not disappoint.

This Property Also Includes;



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 \$979,000

View
ljhooker.com.au/5GBMF41

Contact
Michael Folkard
0402 656 246
michael@ljhgc.com.au

LJ Hooker Nerang
(07) 5581 4422

Main Home

Three bedrooms with fans provided, two with built in robes and air conditioning to the master

Freshly renovated main bathroom featuring floor to ceiling tiles and a shower niche

Refurbished kitchen with plenty of bench and cupboard space, stand alone gas cooker and dishwasher installed

Freshly painted throughout internally

Separate air-conditioned living and dining areas for the family to enjoy

Massive covered decked entertaining area at the rear of the home, a sensational spot to host your family and friends

Huge flat useable block of approximately 1012m² with side access provided and loads of space for anyone needing to park boats, trailers, caravans or additional vehicles

Single lock up garage underneath the home with heaps of storage space and a huge workshop / gym / rumpus room off to the side of the garage

Beautiful timber flooring throughout the main home

Separate laundry provided

Second Dwelling / Granny Flat

Light and bright open plan air-conditioned living scheme

Functional chef kitchen featuring stone tops and a dishwasher

Solar power system installed to help keep the power bills to a minimum

One good size bedroom with an impressive walk-in robe

Main bathroom with shower / bath combination

Covered alfresco area to the side of the main living which flows out to a beautiful decked area at the rear of the flat facing out to the State Forest

Amazing cul de sac location enabling very quick access to the M1 and Nerang CBD. A huge assortment of local cafes and restaurants are all easily accessible from this phenomenal position as well as some world renown mountain biking tracks and the Nerang Velodrome. Please contact Michael Folkard from LJ Hooker to register your interest today!

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More About this Property

Property ID	5GBMF41
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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24 NORTH STREET, NERANG

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House: Internal: 153m² | External: 84m² | Total: 237m²

Granny Flat: Internal: 56m² | External: 72m² | Total: 128m²

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.

