



SOLD

Border Indicative Only



Nerang, 26 Baloo Crescent

Riverfront Renovator or Build your New Home

If you were wanting to buy vacant land this block would be worth the value alone & finding such a block on the Gold Coast extremely hard so the choice here is do you renovate or start again & build your dream home.

The land is over 1/2 an acre & absolutely stunning.

Backing on to an unspoilt section of natural riverfront land, where you can fish or swim & even tie a rope & swing from a tree. Sounds good?? Well, it's better than good.

The 2-level solid, brick and tile home require renovating and updating however is certainly livable as is.

The home is positioned centrally on the fully usable block which offers side access to the rear of the property. There is a storage shed at the back and easy entry to the picturesque river and rock pools.



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.

3 

3 

3 

For Sale

Offers Over \$1,200,000

View

ljhooker.com.au/5GBCF41

Contact

Steve Snow

0414 982 034

ssnow@ljhgc.com.au

LJ Hooker Nerang
(07) 5581 4422

With potential to create an additional bedroom or dual living on the lower level, the home offers 2 spacious living areas, 3 bedrooms and a functional kitchen on the top level.

Verandahs on the front and rear of the home provide a quiet area to relax while enjoying the outlook across the land.

A fantastic opportunity to land bank, invest or housing for the extended family!

Upstairs:

- *3 spacious bedrooms all with built in robes.
- *Master has walk in robe and ensuite.
- *Functional kitchen with dishwasher and views over the rear of the property.
- *Family bathroom
- *Spacious lounge and dining room
- *Covered rear and front decks.

Downstairs:

- *Spacious entry
- *Large rumpus/ living area
- *Rear sunroom
- *Bathroom with shower and toilet
- *Large laundry
- *Double lock up garage with internal access.

The Property:

- *Rear Courtyard
- *Garden shed
- *4x5 m (approx.) storage shed
- *Town water and town sewerage
- *2475m2 fully usable block
- *Currently tenanted- Rent \$750 per week until 24/1/2025

This quiet location is highly sought after as its very close to shops and a variety of schools & to all the Gold Coast has to offer.

Perfect for those wanting an entry point to riverfront living or something far more special!

More About this Property

Property ID	5GBCF41
Property Type	House
Land Area	2475 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Steve Snow 0414 982 034

Sales Specialist | ssnow@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



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.



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



26 BALOO CRESCENT, NERANG

3 3 3

Internal: 291m² | External: 54m² | Carport: 46m² | Total: 391m²

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.

