



26 Dugandan Street, Nerang

## Exceptional Potential Dual Living Opportunity on a Generous 759m<sup>2</sup> Block

Set on a generous approximately 759m<sup>2</sup> block, this well cared for 3 bed home, with potential 4th bedroom (STCA), offers a comfortable and practical lifestyle in a convenient Nerang location, with the added benefit of flexible space to suit changing needs over time.

Inside, the home opens to a light filled living and dining area designed for easy everyday living. Tiled flooring flows throughout, creating a low maintenance environment, while air conditioning and a ceiling fan ensure year round comfort. Sliding doors extend the space out to a covered pergola, providing a natural connection between indoor living and outdoor enjoyment.

The kitchen is neatly presented and functional, equipped with an electric cooktop and wall oven, a recently updated dishwasher, and a water filtration system. Positioned to overlook the yard and with a security screened window for airflow, it offers both practicality and convenience.

Accommodation includes three comfortable bedrooms, each with built in storage, ceiling fans, and air conditioning. The master bedroom

4  2  2 

### FOR SALE

Offers Over \$1,195,000

### VIEW

Wed 13th May @ 12:00PM - 12:30PM

### AGENTS

Julie Cumming  
0404 453 397  
jcumming@ljhg.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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also enjoys direct access to the central bathroom, which includes both a bath and separate shower. A separate toilet and a well sized laundry with storage add to the home's overall functionality.

Stepping outside, the property provides a sense of space rarely found, with a large yard offering room to move, relax, or further enhance over time. There is also an existing separate structure on the block, originally approved as a garage, providing additional space that may suit a variety of personal uses such as a work area, studio, or guest overflow. Buyers are encouraged to consider how this space may meet their own needs.

The home has been consistently maintained, with servicing and preventative measures already in place, giving added confidence to incoming owners.

Conveniently located within easy reach of local shops, schools, and transport, this property presents a well balanced opportunity for those seeking space, comfort, and flexibility.

#### Summary of Features:

- " Approx. 759m<sup>2</sup> block
- Open plan living and dining with outdoor flow
- Air conditioning and ceiling fans throughout
- Functional kitchen with updated dishwasher and water filtration
- Three bedrooms with built in storage
- Potential 4th bedroom in separate dwelling
- Bathroom with separate bath and shower, plus separate toilet
- Covered outdoor pergola
- Large, usable yard
- Additional separate structure offering flexible space
- Double carport (plans available)
- Colourbond fencing and garden shed
- Termite management system in place
- Serviced hot water system
- Smoke alarm compliance report available
- Supporting documentation including plans and maintenance records

#### MORE DETAILS

Property ID	5HZGF41
Property Type	House
Land Area	759 m2
Including	Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

**Julie Cumming 0404 453 397**  
Sales Specialist | [jcumming@ljhgc.com.au](mailto:jcumming@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**  
2-4 New Street, NERANG QLD 4211  
[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)





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 4  2  2

Internal: 129m<sup>2</sup> | External: 50m<sup>2</sup> | Carport: 27m<sup>2</sup> | Total: 206m<sup>2</sup>

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.

