



## Nerang, 27 Bartlett Avenue

Spacious Character Home with Riverfront Views,  
Renovation & Dual Living Potential

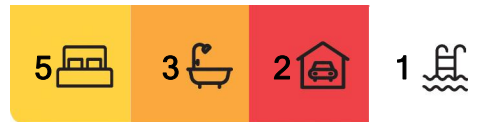
Tucked away in a peaceful, tightly held cul-de-sac along the Nerang River, this character-filled, 5 bedroom family residence offers the perfect blend of lifestyle, space, and convenience. Just minutes from local shops, schools, and the M1, the location couldn't be more ideal.

Set on a generous 1,182m<sup>2</sup> block with the river as your rear boundary, this unique home is a haven for families seeking privacy, tranquillity, and room to grow. It also presents an exciting opportunity to upgrade and renovate, with a multitude of flexible options to modernise or reconfigure the layout to suit your evolving needs.

Expansive windows frame stunning river views, creating a sense of calm and connection to nature from the living and dining zones. The covered alfresco area offers the same peaceful outlook-ideal for relaxed outdoor entertaining in a private setting.



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

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

At the heart of the home, the beautifully updated kitchen is a true showpiece—designed to delight the avid cook and impress the entertainer. Showcasing premium Ilve and Miele appliances, stone benchtops, a generous island bench, 900mm Ilve gas cooktop with teppanyaki plate, and built-in wine fridge, it seamlessly combines style, functionality, and flair.

Warm timber accents and soaring cathedral ceilings enhance the home's unique character, while the versatile floorplan offers exciting potential for dual living—ideal for accommodating an elderly parent, teenager, or creating a spacious work-from-home setup. Adding to the home's efficiency, a 13.2kW solar system was installed just 15 months ago, delivering both sustainability and savings.

**Property Highlights:**

- \*5 spacious bedrooms including master suite with ensuite and walk-in robe
- \*3 bathrooms in total, including a two-way guest bathroom and family bathroom
- \*Modern kitchen with Ilve gas cooking, Miele dishwasher, Ilve wine fridge, and stone island bench
- \*Family and dining areas with panoramic river outlook
- \*Separate lounge with feature open fireplace
- \*Freshly painted interiors and quality carpet throughout
- \*Air conditioning and ceiling fans throughout
- \*Private freeform saltwater pool with easy access from the bedroom wing
- \*Automatic double lock-up garage
- . 13.2kw Solar System
- \*Large 1,182m<sup>2</sup> riverfront block with room to extend or enhance

Bartlett Avenue is a well-established, family-friendly cul-de-sac bordered by the Nerang River and tranquil creeks, offering a safe and serene lifestyle. With schools, shops, childcare, and public transport all close by, this location ticks all the boxes. This fantastic property delivers immediate comfort with scope to further personalise and capitalise—don't miss your chance to secure a truly flexible family home in a prized location.

## More About this Property

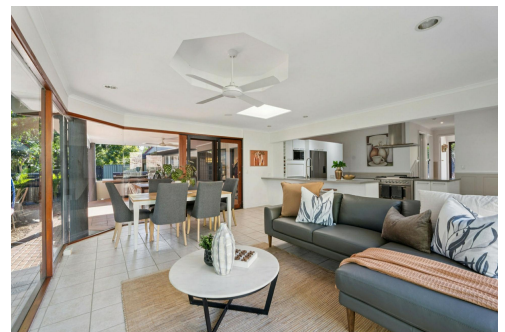
<b>Property ID</b>	5GXDF41
<b>Property Type</b>	House
<b>Land Area</b>	1182 m2
<b>Including</b>	Air Conditioning Pool Outdoor Entertaining Built-in-Robes Solar Panels Liveability

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






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27 BARTLETT AVENUE, NERANG

 5  3  2

Internal: 242m<sup>2</sup> | External: 72m<sup>2</sup> | Total: 314m<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.

