

3 Oakdale Avenue, Nerang

SOLID FAMILY HOME WITH A HUGE AMOUNT OF POTENTIAL

A solid brick and tile family residence set on a generous flat parcel of approximately 639m² with loads of space for children and pets to play. This home has a tremendous amount of potential and would benefit greatly from a cosmetic facelift. An incredible opportunity for those purchasers looking to add their own finishing touches to a home and to reap the potential rewards. Please act quickly to avoid disappointment. We welcome your attendance at the open home!




This Property Also Includes;

Great size flat useable parcel of approximately 639m² with a completely fenced rear yard for the children and pets to play

Solar power system installed to help conserve electricity usage

Chef kitchen with SS dishwasher and oven installed

Light and bright open plan living scheme complimented by an impressive covered entertaining area which flows seamlessly from the dining section of the home. A sensational spot to entertain family and friends this summer

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FOR SALE

Offers Over \$950,000

AGENTS

Michael Folkard
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AGENCY

LJ Hooker Nerang
(07) 5581 4422

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**

Three bedrooms all with fans and built in robes including the ensuited master bedroom which features its own walk-in robe

Main bathroom situated directly off the second and third bedrooms with a shower, bathtub and separate toilet provided

Double lock up garage with internal access to the home and loads of uncovered parking space in front of the property for anyone needing to park a boat, trailer or caravan

Positioned in an ultra-convenient location just a stone's throw away from the picturesque Nerang River and Parklands. St Brigid's Primary School, the local convenience store and Coles and Woolworths Supermarkets are all easily accessible within minutes with quick access also provided to the M1 and Nerang Train Station for anyone needing to commute for work. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast Solutions 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 DETAILS

Property ID	5HCAF41
Property Type	House
Land Area	639 m2
Including	Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

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

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3 OAKDALE AVENUE, NERANG

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Internal: 150m² | External: 35m² | Total: 185m²

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.

