



## Nerang, 3 Richfield Close

### CHARMING FAMILY RESIDENCE / PEACEFUL CUL DE SAC LOCATION

Elevated cul de sac position enabling cool breezes all summer long, this charming family home was freshly painted and had new carpets and blinds installed approximately a year ago, so it represents a wonderful blank canvas for a new family and is 'move in ready'. Positioned on approximately 643m<sup>2</sup> of land and featuring established gardens and an impressive covered entertaining area at the rear. Buyers must act quickly to avoid disappointment!

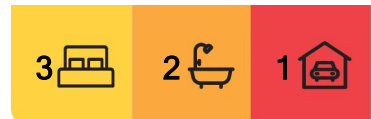
This Property Also Includes;

- Great size fenced block of approximately 643m<sup>2</sup> with established gardens
- Three bedrooms all with built in storage and the master featuring its own ensuite
- Galley style chef kitchen offering plenty of storage space
- Spacious main bathroom with shower and bathtub provided
- Separate laundry off the kitchen area



**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.

**SOLD**



**For Sale**  
Offers Over \$800,000

**View**  
[ljhooker.com.au/5GM3F41](http://ljhooker.com.au/5GM3F41)

**Contact**  
**Michael Folkard**  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

Single lock up garage with internal access to the home. Plenty of additional off street parking space on the driveway for other vehicles

Good size covered outdoor entertaining area extending from the internal dining space

Air-conditioned open plan living scheme

Located just a short walk from the very popular St Brigid's Primary School, Little Scholars School of Early Learning Nerang and the local convenience store.

Exceptionally quick access provided to the M1 and Nerang Train Station for those buyers needing to commute. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast 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 About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 5GM3F41  |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 643 m2   |
| <b>Including</b>     | Air Conditioning<br>Outdoor Entertaining<br>Built-in-Robes |

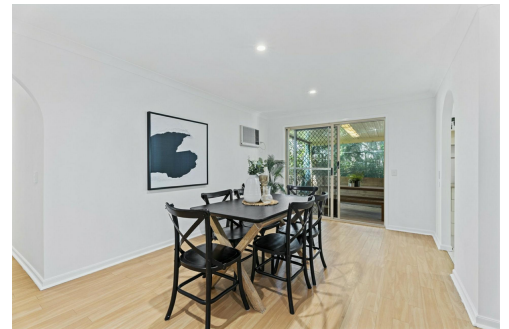
**Michael Folkard 0402 656 246**

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

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3 RICHFIELD CLOSE, NERANG



Internal: 132m<sup>2</sup> | External: 36m<sup>2</sup> | Total: 168m<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.

