

3 Rill Court, Nerang

## Immaculate Family Home with Dual Living Potential




Tucked away in a quiet cul-de-sac, this beautifully presented 4-bedroom family home has been lovingly maintained by its current owners for many years and offers space, comfort, and versatility for the modern family.

The main residence features a generous master bedroom complete with walk-in robe and private ensuite, while all additional bedrooms are well-sized and fitted with air conditioning for year-round comfort.

Designed for both everyday living and entertaining, the home boasts a covered outdoor entertainment area & a sparkling inground swimming pool-perfect for family gatherings and weekend relaxation. The fully fenced yard offers peace of mind, enhanced by a front security gate

The property has excellent potential for dual living with an additional area of the home having separate access, living area, utility room & bathroom.

Practical extras abound, including solar power for those cheaper living costs, two water tanks, two garden sheds, security screens, ceiling fans & much more.

4  3  2 

**FOR SALE**

Offers Over \$1,200,000

**AGENTS**

Steve Snow

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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**

For the Investor the rental estimate is \$1300 to \$1400 per week

Features include:

- 4 Bedroom Home
- Additional fully self-contained area with living space, utility room, own bathroom & separate access
- A total of 3 bathrooms including an ensuite to the master bedroom
- Air-Conditioning units to all bedrooms & living area
- Sparkling Inground Swimming Pool
- Covered Entertainment Area with 2 fixed wall fans
- Solar Power
- Ceiling Fans
- Security Screens
- Electric access Security gates
- Double Carport
- Custom built stocked fishpond with water feature
- 2 x large Garden Sheds
- 2 x Water tanks
- Fully fenced
- Quiet cul-de-sac position

Set on a secure, private block in a sought-after cul-de-sac location, this outstanding property presents a rare opportunity to secure a well-cared-for home with space, functionality, and lifestyle appeal.

An inspection is sure to impress.

### MORE DETAILS

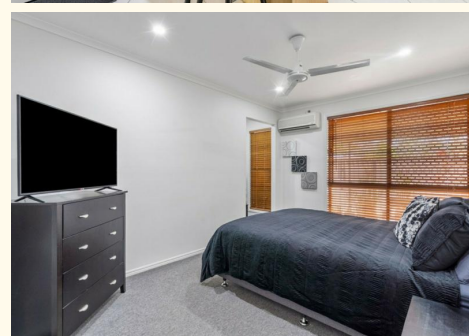
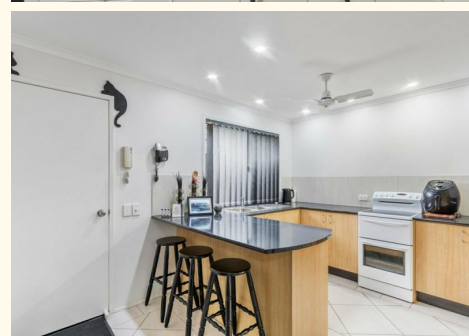
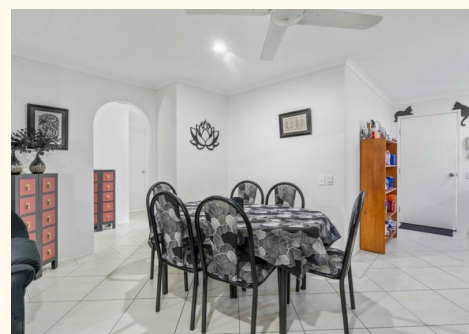
Property ID	5HJ4F41
Property Type	House
Land Area	662 m2
Including	Pool Outdoor Entertaining Built-in-Robes Solar Panels

**Steve Snow 0414 982 034**

Sales Specialist | [ssnow@ljhgc.com.au](mailto:ssnow@ljhgc.com.au)

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3 Rill Court **NERANG**



4 | 3 | 2 | 289m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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