

Nerang, 3 Riverina Court

As New Family Residence / Sought After Riverina Estate

As new single level stand-alone home positioned on a beautifully low maintenance flat useable parcel of approximately 457m² within the highly desirable Riverina Estate in Nerang.

An ideal option for those purchasers considering building new that want to avoid all the hassle and wait times that can be associated with that process.

Beautifully presented to market and 'move in ready', we encourage your attendance at the next open home and we hope to see you there!

This Property Also Includes:

Four bedrooms with built in robes provided

Master bedroom featuring a walk-in robe and ensuite

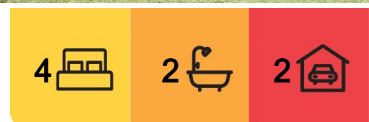
Low maintenance flat useable block of approximately 457m²

Good size main bathroom featuring a shower, bathtub, modern vanity with stone bench



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.



For Sale

Offers Over \$999,000

View

ljhooker.com.au/5GM7F41

Contact

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and
 separate toilet for added convenience
 Spacious open place living / dining scheme opening out to a covered alfresco space at the rear of the home
 Modern "galley style" chef kitchen with walk in pantry and stone benches
 Double lock up garage with internal access provided to the home and additional off street parking space in front of the garage for guests

The Riverina Estate

The Riverina Estate in Nerang boasts approximately 430 metres of absolute river frontage and is equipped with its own 26 berth marina with deep water access provided for the boaties.

Being situated approximately 100m from the Nerang Train Station and just minutes from the

M1 make this position incredibly convenient for anyone needing to commute for work.

The world renown Commonwealth Games Sporting Precinct and Heritage Bank Stadium are

only walking distance away and very quick access is also provided to the incredibly popular

Emmanuel College in Carrara.

As per the master plan residents of the Riverina Estate will enjoy a state of the art residents

club with swimming pool, spa, gymnasium, tennis court, cinema, café, library, barbeque areas, children's playground and will also be able to have access to approximately 3.8 hectares of open parkland and an impressive inland lake of approximately 2.8 hectares.

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

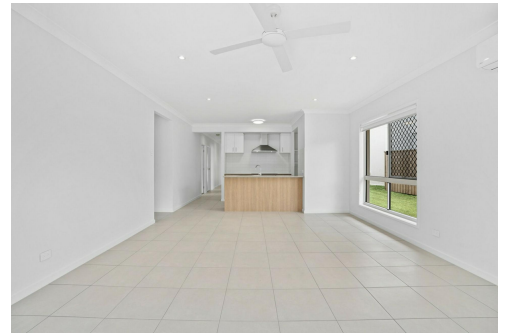
Property ID	5GM7F41
Property Type	House
Land Area	457 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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3 RIVERINA COURT, NERANG

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Internal: 149m² | External: 23m² | Total: 172m²

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.

