



3 Rossmore Street, Nerang

THE COMPLETE PACKAGE / PRICED FOR AN IMMEDIATE SALE

Well appointed four bedroom family residence positioned on a great size 623m² block with a huge fenced rear yard offering potential for a pool or large shed to be added in the future STCA.

Private cul de sac location just a stone's throw away from the picturesque Nerang River and Parklands with some amazing walking and biking paths on offer for the family to enjoy.

This property has been priced to meet the market and represents an incredible buying opportunity not to be missed. We hope to see you at the open home this weekend and we strongly encourage you to act quickly before this phenomenal property is sold!

This Property Also Includes;
Flat useable block of approximately 623m² offering loads of space for a pool or large shed to be added down the track if required
Covered entertaining area extending from the dining space and looking out to the impressive rear yard. An incredible spot to enjoy an afternoon drink or morning coffee

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FOR SALE
UNDER CONTRACT

AGENTS

Michael Folkard
0402 656 246
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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**

Family friendly floor plan with separate air-conditioned living and dining sections
Fans and LED downlights installed throughout the home
Good size kitchen with dishwasher and electric cooktop installed and plenty of cupboard space
Four bedrooms all with fans and built-in robes provided including the ensuited master bedroom with private walk-in robe
Great tenants in place currently place paying \$790 per week until the 23rd of May 2026
Current weekly rental appraisal of approximately \$850-\$875 per week
Double lock up garage with internal access provided to the home and plenty of additional parking space in front of the garage and to the side for anyone needing to park a boat, trailer or caravan
Garden shed at the rear to store the yard equipment
Separate laundry provided

Phenomenal 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!

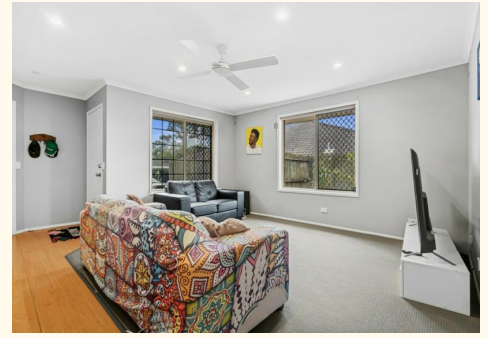
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MORE DETAILS

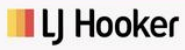
Property ID	5H7SF41
Property Type	House
Land Area	623 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246
Sales Specialist | L.R.E.A. | Independent Contractor |
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Shed
2.0 x 1.6



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Internal: 142 m² | External: 31 m² | Approx Total: 173 m²

Plans shown are only indicative of layout. Dimensions are approximate.

[openview.com](https://openview.com.au)

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