



3 The Domain, Nerang

EXPANSIVE 843M2 FLAT BLOCK / DUAL LIVING POTENTIAL

Representing the ultimate trifecta in modern real estate, this property offers buyers an expansive 843m2 useable parcel of land, a high quality complete internal and external renovation and dual living potential STCA.

A highly versatile and lucrative asset ideal for either multigenerational living or for those purchasers looking for an additional passive income stream to help offset living expenses. The home backs to parkland with no rear neighbours and offers an extended sense of space you would normally only find in an acreage property.

An unmissable buying opportunity in a phenomenal central location. Please act quickly to avoid disappointment!

This Property Also Includes;

Sparkling in ground swimming pool for you and your family to enjoy this summer with a private pool side gazebo

Solar power and solar hot water systems installed to help minimize the electricity bills

3 2 7

FOR SALE

Interest Over \$1,150,000

VIEW

Sat 10th Oct @ 9:00AM - 9:30AM

AGENTS

Michael Folkard
0402 656 246
michael@ljhg.com.au

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.



Plenty of off-street parking space available in front of the home for approximately 4-5 vehicles for anyone needing to park a boat, trailer or caravan

Side access to rear yard provided, ideal for anyone wanting to install a shed in the future

Single carport accommodation to the left side of the property

Expansive 843m2 flat useable block with a beautiful outlook to parkland at the rear

Combined upstairs downstairs rental estimate of approximately \$1,100 per week with a sperate upstairs estimate of approximately \$700 - \$750 and separate downstairs estimate of approximately \$430 - \$460 for the investors

Two garden sheds to assist with your storage requirements

Rainwater tank to help keep the gardens looking their absolute best

Upstairs

Decked entertaining area, accessible from the second bedroom and dining room. Overlooking the rear yard and pool this is a phenomenal spot to entertain your guests

Three bedrooms all with ceiling fans installed

Beautiful low maintenance timber look flooring installed throughout the entire home

Renovated main bathroom with walk in shower, custom stone top vanity and sliding barn entrance door

Modern kitchen featuring SS range, electric cooktop, dishwasher and a lovely outlook to the rear yard and parkland

Light filled open plan living scheme with split system air conditioning installed to keep everyone comfortable this summer

Downstairs

Renovated separate laundry with ample amounts of storage space provided

Self-contained granny flat with main bathroom featuring a walk-in shower with shower niche and beautiful floor to ceiling tiles

Functional kitchen with an abundance of storage space provided

A fantastic open plan layout, this space could easily be used as a teenagers retreat or guest quarters if required

A wonderful addition to the property which could provide an attractive additional income stream for those buyers wanting to rent the space out

Positioned just minutes from St Brigid's Primary School, Little Scholars Early Learning Centre, Bunnings Nerang, Coles and Woolworths Nerang with exceptionally quick access also provided to the M1 and Nerang Train Station for those needing to commute. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

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Disclaimer:

Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

MORE DETAILS

Property ID	5JAQF41
Property Type	House
Land Area	843 m2
Including	Air Conditioning
	Pool
	Outdoor Entertaining

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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Internal: 166m² | External: 98m² | Total: 264m²

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.

