



30 Rossmore Street, Nerang

## RENOVATORS DREAM / ENORMOUS POTENTIAL

Auction Location: On-Site

Positioned on a flat parcel of approximately 592m<sup>2</sup> and backing to the picturesque Nerang River, this home offers potential buyers an incredible opportunity to renovate and add significant value.

Whether you're a builder looking for your next project or a first home buyer wanting to add some of your own creative flare to your first home we are sure that you will agree this property has a huge amount of potential.

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

This Property Also Includes;

Double lock up garage with internal access to the home provided

Useable 592m<sup>2</sup> block backing to the picturesque Nerang River

3 2 2

**FOR SALE**

AUCTION Wed 10th June 2pm on-site

**AGENTS**

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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.

 **LJ Hooker**

Covered patio extending out from the dining space with a beautiful leafy outlook to the rear of the property

Functional floorplan with separate living and dining areas

Galley style kitchen with electric cooktop and dishwasher installed

Three bedrooms all with fans and built in robes including the master bedroom which features its own ensuite and private walk-in robe

Solar power system installed

Main bathroom with shower, bathtub and sperate toilet

Laundry area at the rear of the garage

Phenomenal location just metres from the 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!

**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.

**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.

**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

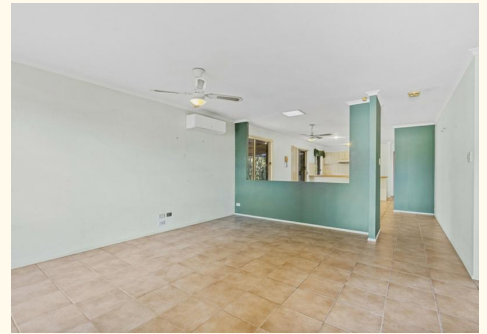
|               |                                        |
|---------------|----------------------------------------|
| Property ID   | 5HZRF41                                |
| Property Type | House                                  |
| Land Area     | 592 m2                                 |
| Including     | Outdoor Entertaining<br>Built-in-Robes |

**Michael Folkard 0402 656 246**

Sales Specialist | L.R.E.A. | Independent Contractor |  
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30 ROSSMORE STREET, NERANG

 3  2  2

Internal: 152m<sup>2</sup> | External: 38m<sup>2</sup> | Total: 190m<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.

