31-35 Country Crescent, Nerang

APPROXIMATELY AN ACRE AND A HALF OF USEABLE LAND / AN ENTERTAINER'S DREAM HOME WITH A HUGE AMOUNT OF POTENTIAL

Positioned on approximately 5,735m2 of flat useable acreage land with an impressive two storey family residence that will more than cater to the demands of the growing family. This home is an entertainers dream featuring multiple covered entertaining areas and an incredible resort style pool area that your family will never tire of enjoying.

This one and a half acre property is fully fenced and the kids can run and play safely with the chooks, climb trees and swim until their hearts are content. This is an idyllic upbringing for children in one of the most desirable locations the suburb has to offer.

Featuring a 10m x 7m shed for all your storage requirements the home also has an auto double lock up garage and endless amounts of parking for anyone needing to store a boat, trailer or caravan.

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FOR SALE
Expressions of Interest

AGENTS
Michael Folkard
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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

This is dress circle acreage living at its absolute best. We welcome your attendance at the open home, and we are absolutely sure that an inspection will not disappoint!

Upper level

- 4 very generous bedrooms including the master bedroom with ensuite and twin walk-in robes
- 2 bathrooms including the ensuite to the master bedroom
- Main bathroom featuring bathtub, oversize shower and double vanity
- Additional living area / children's retreat in the upstairs landing
- Ducted air conditioning and ceiling fans throughout

Lower level

- A phenomenal covered outdoor entertaining area overlooking the rear yard and pool. An unbeatable spot to entertain your family and friends in comfort all year round
- Constructed with quality Trex composite decking this area of the property has been built to last a lifetime without the constant hassle of ongoing maintenance
- Sparkling in ground saltwater swimming pool with its own private pool pavilion and raised entering deck
- Office / 5th bedroom featuring built in desks and storage
- 3 living areas including an impressive rumpus room, meals and lounge
- Dedicated media room off the main living area of the home for movie nights with the family
- Spacious kitchen with quality Caesar stone benches and an ample amount of storage space
- Ducted air conditioning throughout to help keep the family comfortable all year round
- Downstairs powder room for added convenience
- Great size laundry with direct access to a private outside enclosed drying area
- Auto double lock up garaging plus an additional 10 x 7m shed for all of your storage requirements
- Fenced and completely useable block of approximately 5,735m2 offering endless amount of space for children and pets to roam free
- Solar power and solar hot water systems installed to help reduce the electricity bills for the home

This exquisite acreage residence is perfectly located in one of the best streets in Nerang, only minutes to local shops including Coles, Woolworths and Aldi and just walking distance to the beautiful Gold Coast city council Country Paradise Parklands.

Situated within close proximity to the M1 motorway and the Nerang Train Station for anyone needing to commute and just minutes from our famous Gold Coast beaches and resort golf courses including Royal Pines, Palm meadows and Lakelands. Major shopping centres Pacific Fair and Robina town centre are only a 15 minute drive away.

Some of the most sought-after Gold Coast private schools including Trinity Lutheran, Aquinas and Emmanuel College are also easily accessible within minutes from this ultra convenient location. 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 cannot 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	5J27F41
Property Type	House
Land Area	5735 m2
Including	Study
	Air Conditioning
	Pool
	Fully Fenced

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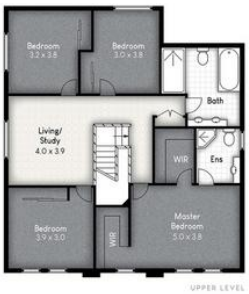

31-35 COUNTRY CRESCENT, NERANG

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Internal: 363m² I External: 87m² I Total: 450m²

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.

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