



Nerang

## STREET RECORD - SOLD UNDER THE HAMMER




Auction Location: ONSITE

Welcome to 34 Yarrawee Drive, Nerang, a truly unique and tightly held estate positioned along the picturesque Nerang River. Spanning a remarkable 8,128m<sup>2</sup> (over 2 acres) of premium rural residential land, this exceptional property offers a lifestyle of privacy, space and endless opportunity - all just 2.5km from Nerang Fair Shopping Centre and the heart of Nerang.

This expansive brick residence features multiple indoor and outdoor living areas, perfect for growing families, dual living, hobby enthusiasts or those wanting to create their dream acreage retreat.

The grand residence is a two-storey brick home offering five bedrooms and three separate living areas and more storage than you can image. The main family room includes a large fireplace and bar area, with an entire wall of glass windows capturing views over the vast backyard and tree-lined riverfront.

The master bedroom is enormous with a huge walk in robe that would make Carrie Bradshaw envious, a near new ensuite with his and hers

6  4  6 

**FOR SALE**  
AUCTION

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

vanities and a separate toilet for optimal privacy .  
The massive kitchen with stone benchtops provides extensive storage and direct access to the patio and recreation room - ideal for year-round entertaining.

Flowing out to the beautiful grounds, you are greeted by tranquil surrounds, including a large inviting inground pool, a full-size tennis court ready to be brought back to life, and a huge steel shed accommodating up to four vehicles, complete with a kitchenette.

Adding to the versatility of this remarkable property is a self-contained second dwelling with its own kitchen, bathroom and private patio - perfect for extended family, teenagers, guests or potential rental income.

Once a showpiece residence, this property is now ready for someone with vision and TLC to restore its former glory and create something truly extraordinary. As mentioned, the pool surrounds, tennis court and gardens would benefit from rejuvenation, offering endless possibilities to transform the estate into your dream oasis.

#### Property Features:

- " 8,128m<sup>2</sup> (over 2 acres) of prime riverfront land
- Large brick home with multiple indoor & outdoor living zones
- Indoor fireplace with a brick bar and wine cellar
- 5 spacious bedrooms (4 upstairs, plus a downstairs bedroom with ensuite)
- Raked ceilings upstairs
- Three near new and very oversized bathrooms
- Oversized kitchen with stone benchtops and exceptional storage including huge pantry
- Inground swimming pool with large decked area
- Full-size tennis court waiting to be rejuvenated
- Self-contained second dwelling with bedroom, kitchen, bathroom & patio
- Huge steel shed accommodating up to 4 vehicles, plus kitchenette
- Ceiling fans and split systems air conditioners
- Solar power
- Fully fenced and gated property offering privacy and security
- Horse paddock (previously home to goats and horses)
- Established veggie gardens and chicken coop
- BBQ area with built in pizza oven
- 2.5km to Coles Nerang Fair and Nerang central
- 3km to the M1 for convenient commuting

This home is packed with features and extras, and it's ready to be loved and enjoyed by a special family once again. Acreage properties of this calibre so close to town yet offering complete tranquillity are incredibly rare. With its unique design and breathtaking natural surrounds, this is your opportunity to transform a remarkable property into your dream lifestyle sanctuary.

This property WILL be sold at Auction on-site on the 6th of December at 2pm

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property

into a price bracket for website functionality purposes only.

## MORE DETAILS

Property ID	BTTDF2S
Property Type	House
Land Area	8128 m2
Including	Pool
	Outdoor Entertaining
	Fully Fenced

### Courtney Brown 0410 232 200

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34 Yarraowee Drive, Nerang  
Covered Area: 588m<sup>2</sup>

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