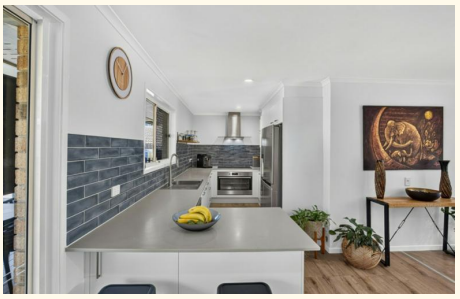

36 Centurion Crescent, Nerang

Contemporary Family Living with Poolside Entertaining and Loads of Parking

An extraordinary residence designed for those who love bringing family and friends together. The expansive covered entertaining space is a true extension of the home, and your children will never tire of enjoying their very own sparkling in ground swimming pool.

This impeccably presented home has been renovated throughout to a high standard by its current owners and offers an incredible amount of off-street parking space for anyone needing to park a boat, trailer or caravan.

Featuring a spectacular master retreat with an exquisite ensuite and private deck area this property really does have something to offer the entire family. Positioned on an impressive 700m2 elevated parcel all the major local amenities are easily accessible within minutes.

This Property Also Includes:

Four bedrooms with fans and robes provided including the stunning master retreat with walk in robe, ensuite and private deck area

4 **2** **2**

FOR SALE
Offers Above $1,249,000

VIEW
Sat 31st Oct @ 9:00AM - 9:30AM

AGENTS
Michael Folkard
0402 656 246
michael@ljhgc.com.au

AGENCY
LJ Hooker Nerang
(07) 5581 4422

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The master ensuite has been thoughtfully designed and features high end ABI fixtures throughout as well as a stunning double vanity with above mount basins complimented by gorgeous backlit mirrors
Newly renovated main bathroom featuring a bathtub / shower combination, shower niche and floor to ceiling tiles with a separate toilet provided off the laundry
Designer galley style kitchen featuring quality stones benches, an oversize stainless steel oven, large electric cooktop and dishwasher with an abundance of bench and cupboard space
Expansive 700m2 block which has been professionally landscaped and offers plenty of secure space for your children and pets to play
Split system air conditioning installed to help keep the whole family comfortable
Sparkling in ground swimming pool surrounded by beautiful established gardens
An impressive 8m x 4m insulated flyover patio and decked entertaining area at the rear of the home, a phenomenal spot to entertain family and friends
Amazing 6m x 6m shed positioned at the front of the property with easy vehicle access
Double shade sail for additional covered parking and plenty of uncovered off street parking space for anyone needing to store a boat, trailer or caravan
Solar power system installed to help reduce the electricity bills

Elevated cul de sac location just a stone's throw away from the picturesque Nerang River and Parklands. Quick access to the M1 and Nerang Train Station provided, making this an ideal location for commuters. Only walking distance to St Brigid's Primary School, Nerang State High, Little Scholars Early Learning Nerang, and local public transport facilities. To register your interest, please contact Michael Folkard at LJ Hooker Gold Coast.

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 ABN 13631272903 ACN 631272903 Licence No. 4283359 Expiry 06.02.2028 Licence No. 4283359 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. Louise Folkard and Brianna Wellauer are employees of Michael Folkard Property Pty Ltd
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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	5J7VF41
Property Type	House
Land Area	700 m2
Including	Air Conditioning Pool Built-in-Robes

Michael Folkard 0402 656 246
Sales Specialist | L.R.E.A. | Independent Contractor |
michael@ljhgc.com.au

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36 CENTURION CRESCENT, NERANG

4 2 4

Internal: 130m² I External: 41m² I Shed: 39m² I Total: 210m²

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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