



37 Bards Court, Nerang

PICTURE PERFECT AND MOVE IN READY

Impeccably renovated family residence positioned in an elevated cul de sac location just minutes from all the major local amenities. Set on a low maintenance parcel of approximately 410m² and offering potential buyers modern family living at an affordable price point. Ideally suited to those purchasers with an eye for detail and an appreciation for design, we encourage your attendance at the open home!

This Property Also Includes;

Double lock up garage and plenty of additional uncovered parking space provided




Impressive covered entertaining area extending out from the living space of the home

Beautifully low maintenance block of approximately 410m², fenced for the children and pets

Three bedrooms all with fans, built in robes and split system air conditioning installed

Master bedroom featuring a fully renovated ensuite featuring a floating vanity, floor to ceiling tiles, fluted glass shower screen, backlit mirror and shower niche

Separate renovated laundry with direct access to outside

3  2  2 

FOR SALE

Offers Over \$899,000

AGENTS

Michael Folkard
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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**

Stunning low maintenance hybrid flooring installed throughout the home

Open plan air-conditioned living scheme complimented by a modern kitchen featuring an island bench, dishwasher, SS oven and rangehood, electric touch cooktop and plenty of storage

Exquisitely renovated main bathroom featuring a stand-alone bath, fluted glass shower screen, floating vanity, floor to ceiling tiles, backlit mirror and separate toilet

Incredible location just waking distance to St Brigid's Primary School, the local convenience store, Little Scholars School of Early Learning Nerang and the bus stop. Quick access provided to the M1 and Nerang Train Station as well as a huge assortment of local cafes, restaurants and shopping centres.

To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

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.

MORE DETAILS

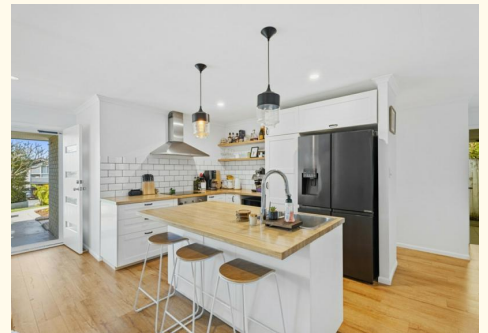
Property ID	5H35F41
Property Type	House
Land Area	410 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhg.com.au

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 3  2  2

Internal: 142m² | External: 35m² | Total: 177m²

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.

