

## Nerang, 37 Billabirra Crescent

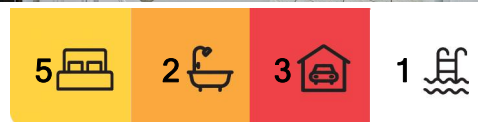
Ideal "doer upper" with room to move.

Seldom does a property with such potential become available that you can move straight into, with nothing to spend.

This is an exceptional opportunity to secure a home in the highly sought-after Billabirra Park Estate, offered to the market for the first time in 26 years. Set on a spacious and usable 5056m<sup>2</sup> block, this property boasts 5 bedrooms, 2 bathrooms, 2 generous living areas, a double garage, an additional carport, and a tiled swimming pool with a covered barbecue cabana. It also features a two-bay shed with power.

Deceptively large, the home's expansive second living room flows seamlessly onto a covered outdoor deck, providing views of the rear garden and pool. Upon entry, glass doors lead to a sitting room with striking timber floors and a vaulted ceiling.

Three bedrooms feature original hardwood floors and built-in robes, with the master



**For Sale**  
Negotiable - Please Contact Agent

**View**  
[ljhooker.com.au/5G70F41](http://ljhooker.com.au/5G70F41)

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**LJ Hooker Nerang**  
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bedroom offering an ensuite. The remaining bedrooms are serviced by the main bathroom. The original kitchen sits between a charming breakfast room and a formal dining area, which then opens into the large second living space. Two additional bedrooms or potential study areas are located off this room.

The timber deck provides an inviting view of the backyard and swimming pool, offering an ideal space for relaxation and entertaining. With plenty of potential for updates, renovations, and extensions, this home presents a rare opportunity in a prized location.

Key features:

- 5056m<sup>2</sup> usable block
- 5 bedrooms
- Double garage and additional carport
- Ample off-street parking
- Air conditioning in the living area and master bedroom
- New front door and security screen
- Hardwood timber floors in 3 bedrooms and lounge
- High ceilings throughout
- Large double garage with extra-high ceiling
- Huge potential to renovate, build a granny flat, or enhance the pool and barbecue area in a premium location.

Don't miss this rare chance to renovate and add value!

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality.

## More About this Property

<b>Property ID</b>	5G70F41
<b>Property Type</b>	House
<b>Land Area</b>	5056 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Pool Outdoor Entertaining Built-in-Robes

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