



4 Centurion Crescent, Nerang

PHENOMENAL FIRST HOME BUYING OPPORTUNITY

A remarkably spacious family residence situated within walking distance of the picturesque Nerang River and Parklands as well as a vast array of other popular local amenities.




The home features gorgeous raked ceilings and an ample amount of living space for your family to enjoy. Positioned on an impressive 684m² parcel which has been professionally landscaped to maximise the useability of the block with a fully fenced rear yard for your children and pets to enjoy.

An unbeatable opportunity for the first home buyers looking to enter the market. Please act quickly to avoid disappointment!

This Property Also Includes:

Tenanted until the end of January 2027 for \$700 per week, option for vacant possession available subject to approval

Current rental appraisal of approximately \$835 - \$865 per week for the investors

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FOR SALE

Offers Over \$969,000

VIEW

Sat 27th Jun @ 12:00PM - 12:30PM

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**

Three spacious bedrooms all with ceiling fans installed

Main bathroom with bathtub, shower and toilet, plus an additional toilet adjacent to the laundry for added convenience

The raked ceiling in the open plan living area adds a certain touch of character to the home, it's an expansive and inviting room for your family to gather with split system air conditioning to help keep everyone comfortable year round

Impressive chef kitchen with a great outlook to the rear yard. Featuring a dishwasher, large gas cooktop and an abundance of storage space and complimented by elegant feature pendant lighting

Single lock up carport with direct access to the rear yard

Great size block of approximately 684m2 with plenty of fenced rear yard space for your children and pets to enjoy

Professionally landscaped low maintenance yard with quality sandstone retaining walls helping to maximise the useability of the space

Solar power system installed to help keep the electricity bills to a minimum

Positioned in a quiet pocket of Nerang, this property presents easy access to plenty of lifestyle requirements. Little Scholars Day Care Centre, St Brigids Primary School, multiple bus stops and the picturesque Nerang River and Parklands are all situated within walking distance of the home with access provided to Coles and Woolworths Nerang, as well as the M1 and Nerang Train Station within minutes. 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	5J41F41
Property Type	House
Land Area	684 m2
Including	Air Conditioning

Michael Folkard 0402 656 246

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

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4 CENTURION CRESCENT, NERANG



Internal: 116m² | External: 34m² | Total: 150m²

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.

