



## Nerang, 4 Olmo Court

YOUR VERY OWN PRIVATE TROPICAL OASIS AWAITS

An absolutely ideal first home for those buyers looking to enter the Gold Coast market who are not wanting to compromise on quality. Beautifully renovated inside and out this stunning home is situated in a secluded Nerang cul de sac just minutes from all major local amenities and is move in ready for you and your family just in time for Christmas!

Set on a low maintenance flat block of approximately 597m2 and offering potential buyers exceptional privacy and some top quality finishes all at an affordable price point. Please be quick to register your interest to avoid disappointment!

This Property Also Includes;

Sparkling in ground oasis themed swimming pool for the family to enjoy all summer long

Fully refurbished chef kitchen with updated appliances installed and plenty of cupboard space

Single lock up garage with internal access provided to the home

Fully separate and air-conditioned living and dining sections

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**For Sale**  
Offers Over \$839,000

**View**  
[ljhooker.com.au/5GBJF41](http://ljhooker.com.au/5GBJF41)

**Contact**  
**Michael Folkard**  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Huge covered alfresco area extending from the internal dining space, the perfect spot to host your house warming this Christmas

Very low maintenance flat block of approximately 597m2, fully fenced for the kids and pets

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

Freshly painted and repointed roof

Three bedrooms all with fans and built in robes provided

New low maintenance timber look floor coverings installed throughout the home

All upgraded LED lighting installed to help with power consumption

Beautifully renovated main bathroom featuring floor to ceiling tiles with separate toilet provided

Located within walking distance to St Brigid's Primary School, Little Scholars School of Early Learning Nerang and the local bus stop and convenience store with quick access provided to the M1 and Nerang Train Station for those needing to commute for work. To book your private inspection please contact Michael Folkard from LJ Hooker at your earliest opportunity!

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 About this Property

<b>Property ID</b>	5GBJF41
<b>Property Type</b>	House
<b>Land Area</b>	597 m <sup>2</sup>
<b>Including</b>	Air Conditioning Pool 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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**4 OLMO COURT, NERANG**

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Internal: 125m<sup>2</sup> | External: 47m<sup>2</sup> | Total: 172m<sup>2</sup>

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.

