




44 Lutana Street, Nerang

3  3  3 

## Gracious Acreage Living - First Time Offered in 54 Years

**FOR SALE**  
EOI in by 22 July 2025

### AGENTS

Julie Cumming  
0404 453 397  
jcumming@ljhgc.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

Discover this exceptional acreage property, tucked away in a tightly held pocket of Nerang and available for the first time in over half a century. Ideally positioned at the end of a quiet cul-de-sac in beautiful Billabirra Park, it offers peace, privacy, and an enviable lifestyle. This stunning 3-bedroom, 2-bathroom residence sits on a sprawling, level block with ample space for extra sheds or a future granny flat (STCA). Entry is via a circular driveway with a port cochere, creating an elegant welcome.

Lovingly designed and built by the current owners, who are now reluctantly downsizing, the home is solidly constructed on a suspended slab and finished with premium inclusions. Sandstone tiles feature through the main halls and living area, while all three oversized bedrooms boast classic timber parquet flooring.

The heart of the home is the beautifully appointed Tasmanian oak kitchen, sure to impress any home chef, with quality appliances including a Neff oven, Scholtes electric cooktops, Miele dishwasher, and matching extraction.

Both bathrooms have been tastefully renovated with timeless tiles and

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.

 **LJ Hooker**

elegant feature lighting. A light-filled sunroom wraps around two sides of the home, capturing natural light and opening onto the expansive, fully tiled inground swimming pool.

An elevated, covered timber deck provides the perfect place to relax or entertain while overlooking the lush gardens and sparkling pool-a peaceful sanctuary for everyday enjoyment.

There's also a versatile pool house/studio with renovation potential, ideal as a guest retreat, home office, or future granny flat-ready for you to create your own space.

Energy-efficient living includes:

- panel solar power system
- Dual-panel Solahart hot water system
- European kitchen appliances
- Extra-large functional laundry
- Double garage with additional storage room
- Covered, elevated timber deck overlooking gardens and pool

Location Highlights:

Billabirra Park is beloved for its picturesque natural surrounds and community feel, all within minutes of national parks, local walking trails, and essential amenities. Enjoy a tranquil lifestyle with convenient access to:

- Robina Town Centre & Westfield Helensvale (15 mins)
- Pacific Fair and Gold Coast beaches (20 mins)
- Local schools, shopping, boat ramps, library & Nerang markets

A truly unique offering-this is your chance to secure a once-in-a-generation family acreage in one of the Gold Coast's most tightly held enclaves.

Act quickly-contact us today to arrange your private inspection.

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

## MORE DETAILS

Property ID 5GZWF41  
Property Type House  
House Size 284 m2  
Land Area 4553 m2  
Including Study  
Air Conditioning  
Toilets (3)  
Alarm  
Pool  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Solar Panels  
Solar Hot Water

**Julie Cumming 0404 453 397**  
Sales Specialist | [jcumming@ljhgc.com.au](mailto:jcumming@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**  
2-4 New Street, NERANG QLD 4211  
[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)



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.



44 LUTANA STREET, NERANG



Internal: 284m<sup>2</sup> | External: 60m<sup>2</sup> | Flat: 38m<sup>2</sup> | Total: 382m<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.

