



48 Yarrayne Road, Nerang

## "Renovated Family Retreat with Pool & Studio"

Perfectly positioned just 150 metres from the walking and cycling trails of Nerang National Park, this beautifully renovated home offers the ideal blend of modern style, comfort, and convenience.

Featuring 3 bedrooms and 2 bathrooms, the home showcases a fresh colour palette, hybrid waterproof flooring in high-traffic zones, and a sleek chef's kitchen complete with an AEG induction cooktop and Bluetooth exhaust. Both bathrooms have been thoughtfully transformed with quality finishes, adding to the home's contemporary appeal.

Year-round comfort is ensured with four-way zoned ducted air conditioning, while a 12.75kW solar system with standard and hybrid inverters (battery-ready) provides excellent energy efficiency. All plumbing has also been fully renewed during the renovation, giving peace of mind for years to come.

Step outside and you'll find a sparkling in-ground pool with a new pump and chlorinator, a versatile external studio with split-system air conditioning, a handyman's shed, and a dual covered carport. The landscaped block is fully fenced, well-drained, and features two dedicated play areas, making it perfect for families and pets alike.

3  2  2 

### FOR SALE

Offers Over \$949,000

### AGENTS

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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**

Situated in a quiet, sought-after pocket of Nerang, this property combines lifestyle and practicality with unbeatable convenience. With easy access to the Gold Coast—Brisbane transport hub and both airports, it's an exceptional opportunity not to be missed.

#### Features

- Prime location: Only 150m from Nerang National Park walking and cycling trails
- 3 bedrooms, 2 bathrooms - both newly renovated with stylish finishes
- Modern kitchen with AEG induction cooktop, Bluetooth exhaust, and quality appliances
- Hybrid waterproof flooring in high-traffic areas, fresh modern colour scheme
- Four-way zoned ducted air conditioning for year-round comfort
- 12.75kW solar system with standard and hybrid inverters (battery-ready)
- All plumbing renewed during recent renovation
- Sparkling in-ground pool with new pump and chlorinator
- External studio with split-system air conditioning - ideal as home office or creative space
- Handyman's shed plus dual covered carport
- Fully fenced and landscaped block with excellent drainage
- " Two play areas - perfect for families and pets
- " Convenient access to Gold Coast—Brisbane transport hub and both airports
- Four-way zoned ducted air conditioning
- 12.75kw solar system with hybrid inverter and future battery option
- Sparkling in-ground pool with new pump and chlorinator
- External studio with split system air conditioning
- Dual covered carport and handyman's shed
- Fully fenced, landscaped block with two play areas

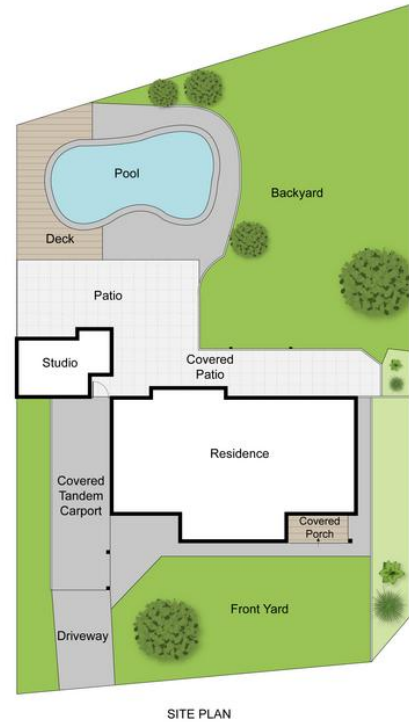
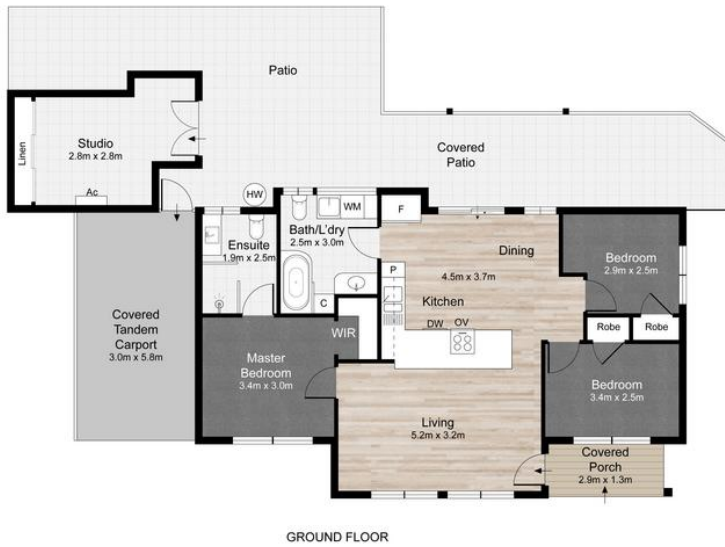
#### MORE DETAILS

Property ID	5H80F41
Property Type	House
Land Area	648 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

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48 YARRAYNE ROAD, NERANG

 3  2  2

Internal: 94m<sup>2</sup> | External: 74m<sup>2</sup> | Total: 168m<sup>2</sup>

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.