



49 Balyando Drive, Nerang

FRESHLY RENOVATED FAMILY RESIDENCE / PEACEFUL NERANG LOCATION

This freshly renovated family residence positioned on approximately 611m2 offers buyers a low maintenance lifestyle with modern finishes and the perfect outdoor entertaining space for the entertainers at heart!

From the moment you step inside the home, you are greeted with a light filled open plan living scheme continuing through to a spacious modern kitchen which overlooks the neatly manicured rear yard and impressive covered entertaining area.

Featuring three bedrooms plus a study and an impeccably renovated main bathroom, this stunning home has so much to offer and should be right at the very top of your inspection list this weekend!

This Property Also Includes:

Great sized block of approximately 611m2 with loads of parking space for anyone needing park a boat, trailer or caravan

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FOR SALE

Offers Over \$899,000

VIEW

Sat 17th Oct @ 9:00AM - 9:30AM

AGENTS

Michael Folkard
0402 656 246
michael@ljhgc.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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.



Professionally landscaped yard to help maximise the usability of the space featuring low maintenance gardens and quality sandstone retaining

Gated side access plus a large garden shed to help assist with your storage requirements

Large kitchen with a gorgeous outlook to the rear patio and yard, featuring quality stone benchtops, electric stove, SS range, dishwasher and a huge amount of storage space

Three bedrooms each with built in robes and ceiling fans including the master bedroom which features a walk-in robe, split system air conditioning and feature pendant lighting

Additional study / multi purpose room, ideal for anyone wanting to work from home

Front entry portico, complimented by beautiful crazy pave tiling

Tiled open-plan living scheme with split system air-conditioning to keep the family comfortable all year round

Beautifully renovated main bathroom featuring stunning Terrazzo wall tiles and herringbone floor tiles, frameless walk-in shower with shower niches, freestanding bathtub and floating vanity

Positioned in a quiet leafy pocket of Nerang just walking distance from the Nerang State Forest and all of its amazing walking and mountain biking trails. Quick access is also provided to Coles and Woolworths supermarkets in Nerang, as well as the M1 and Nerang Train Station for anyone needing to commute. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

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.

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Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

MORE DETAILS

Property ID	5J9VF41
Property Type	House
Land Area	611 m2
Including	Study
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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Internal: 108m² | External: 55m² | Total: 163m²

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.

