






5 Mariposa Court, Nerang

SPACIOUS FAMILY HOME / TREMENDOUS AMOUNTS OF POTENTIAL

A substantial family residence set in an elevated cul de sac location and representing a tremendous buying opportunity not to be missed. With generous amounts of internal living space, a sparkling in ground swimming pool complimented by an impressive covered entertaining area this impressive family home has a lot to offer any potential purchasers and should be at the top of your inspection list this weekend!

A phenomenal blank canvas for anyone looking to add their own finishing touches to improve the value of the home and to reap the potential rewards. Please ensure your attendance at the open home as we are sure this exceptional home will not last long!

This Property Also Includes;
Elevated 602m2 block in a private cul de sac location. Completely fenced for the children and pets to enjoy
Generous open plan tiled living scheme featuring raked ceilings and split system air conditioning to help keep the family comfortable year round

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FOR SALE

Offers Over \$1,000,000

AGENTS

Michael Folkard
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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.

 **LJ Hooker**

Covered entertaining area extending out from the internal dining space and overlooking the sparkling in ground swimming pool
Low maintenance block with manicured gardens on offer
Oversize auto double lock up garage with high ceiling
Solar hot water system installed to help with electricity consumption
Three bedrooms, all with built in robes and fans provided including the air conditioned ensuite master bedroom with private walk-in robe and feature bay window
Functional chef kitchen with electric cooktop, SS oven and dishwasher installed
Main bathroom with shower, bathtub and separate toilet provided
Separate laundry with external access

Incredible location just waking distance to the Nikau Crescent Park, St Brigid's Primary School, the local convenience store, Little Scholars School of Early Learning Nerang and the bus stop. Quick access provided to the M1 and Nerang Train Station as well as a huge assortment of local cafes, restaurants and shopping centres. To register your interest please contact Michael Folkard from LJ Hooker at your earliest convenience.

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	5H7KF41
Property Type	House
Land Area	602 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

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Internal: 164m² | External: 45m² | Total: 209m²

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.

