



51 Nerang River Drive, Nerang

## RIVERFRONT FAMILY RESIDENCE WITH DUAL LIVING POTENTIAL

Offering exclusive deep river frontage to the picturesque Nerang River and deep-water access right the way out the Gold Coast Seaway for the boating fanatics.

This is an exceedingly rare opportunity to secure a substantial 1,125m<sup>2</sup> waterfront parcel within minutes of all the major local amenities.

A huge selection of recreational activities are available for your family to enjoy right at your doorstep including fishing, kayaking and boating.

Converted garage with its own bedroom and bathroom providing potential for a dual living arrangement STCA.

Please ensure your attendance at the open to avoid missing out!

This Property Also Includes;

Direct deep-water access to the picturesque Nerang River right the

5 🏠 3 🚰 1 🚗

### FOR SALE

Please Call

### 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.

 **LJ Hooker**

way out to the Gold Coast Seaway

Enjoy fishing, boating and kayaking with your family right at your back doorstep

Five bedrooms in total with four in the main residence featuring fans and built in robes and one bedroom in the converted garage section

Spacious master bedroom with walk in robe and an impressive ensuite with a fully enclosed steam room / shower, featuring double shower heads, bench seating, shower niche, floor to ceiling tiles and an oversize custom vanity

Solar power system installed to help conserve power consumption

New carpet installed throughout the home

Expansive 1,125m<sup>2</sup> block with security gated access and loads of space for anyone needing to securely park a boat, trailer or caravan

Sparkling in ground swimming pool for you and your family to enjoy

Huge decked entertaining area extending out from the main living area of the home and overlooking the picturesque Nerang River, a phenomenal spot to host parties with your family and friends

Converted garage offering potential for a dual living arrangement STCA. Featuring its own bedroom and bathroom, this area also doubles as a games room or rumpus room if required

Fantastic family friendly layout with multiple living areas featuring ducted air conditioning and a combustion fireplace to help keep the whole family comfortable regardless of the season

Beautiful raked ceilings give the home a tremendous feeling of space as soon as you step foot through the front door

Spacious kitchen with an abundance of storage, SS dishwasher and oven with a gas stove top installed and walk in pantry

Situated in Nerang's premiere dress circle location, Nerang River Drive. Properties in this street are very tightly held and with very good reason so you will need to act quickly to avoid disappointment. The local Coles, Day Care Centre, St Brigid's Primary School, M1 and Nerang Train Station are all easily accessible within minutes from this awesome location. To schedule your private viewing appointment please contact.

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.

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 5HRGF41  
Property Type House  
Land Area 1125 m2  
Including Ensuite  
Air Conditioning  
Pool  
Outdoor Entertaining  
Built-in-Robes

### Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |  
michael@ljhgc.com.au

### LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211  
nerang.ljhooker.com.au | nerang@ljhgc.com.au





51 NERANG RIVER DRIVE, NERANG

 5  3  1

Internal: 270m<sup>2</sup> | External: 293m<sup>2</sup> | Total: 563m<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.

