





52 Country Crescent, Nerang

Where Space, Lifestyle and Family Living Unite

If space, separation, flexibility and lifestyle are high on your wish list, this substantial residence delivers on every level. Expansive and thoughtfully designed, the home offers five generous bedrooms, a separate study, three distinct living zones and a private parents' retreat adjoining the oversized master suite-creating a floorplan that adapts effortlessly to modern family living.

Set on 4,137m2 of fully usable land in the tightly held enclave of Country Crescent, this property is first and foremost a lifestyle offering. A well-maintained tennis court, resort-style swimming pool with surrounding decking and multiple outdoor entertaining areas provide abundant space for relaxation, recreation and entertaining. The home is perfectly comfortable and functional as it stands, while also presenting outstanding scope to update, renovate or enhance over time to further capitalise on its scale, layout and prized location. The lower level accommodates four bedrooms, all fitted with split-system air conditioning and centred around a dedicated children's rumpus room.

A fitted home office adds further flexibility for those working remotely. The expansive kitchen, appointed with granite benchtops and

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FOR SALE
EXPRESSIONS OF INTEREST

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Interested parties must rely solely on their own enquiries.

LJ Hooker

generous storage, flows into the casual family dining area and out to a covered outdoor patio. From here, the home opens into a substantial entertainer's room complete with a wet bar-offering excellent potential for dual living-overlooking the pool and providing direct access to the tennis court.

Beautiful blackbutt timber flooring enhances the bedrooms and selected living areas, adding warmth, character and timeless appeal. These solid foundations make the home an ideal candidate for thoughtful modernisation, should a new owner wish to personalise or elevate the interiors in the future.
Upstairs, the master retreat is a sanctuary in its own right, featuring a king-sized bedroom, ensuite with spa and walk-in robe, flowing through to a private sitting room and reading library before opening onto an upper-level balcony with tranquil hinterland and pool views.
A home of this scale, versatility and lifestyle appeal-offering immediate comfort with clear opportunity to add value-is a rare find in such a coveted acreage setting.

Features Include:
- Five bedrooms plus a separate study
- Two bathrooms plus a powder room
- 4,137m2 of landscaped, fully fenced and secure land with an impressive 72.6-metre street frontage
- Upstairs parents' retreat with king-sized master bedroom, spa ensuite, generous walk-in robe and private balcony capturing hinterland and pool views
- Welcoming entry with high feature ceilings
- Open-plan kitchen, living and dining with raked ceilings and direct access to the covered outdoor entertaining area
- Large galley-style kitchen with granite benchtops, two-drawer dishwasher and corner pantry
- Oversized games / media room with bar and kitchenette (sink and fridge space), offering excellent potential for dual living or granny flat conversion
- Study / craft / media area with built-in desks and storage
- Extensive storage throughout, including roof storage and a charming cubby house under the stairs
- Beautiful blackbutt timber flooring to bedrooms and selected living areas
- Ceiling fans and air conditioning throughout
- Full-size tennis court with lighting
- Covered alfresco overlooking the fenced resort-style swimming pool with entertaining deck
- Separate, spacious laundry
- Two water tanks
- Excellent vehicle accommodation with room for caravan, trailer or boat, plus side access to the rear
- Large chicken coop - waiting for chickens
- Vegetable gardens in place ready for planting
- 5.5kW solar panel system
- Workshop attached to garage adjacent to additional carport

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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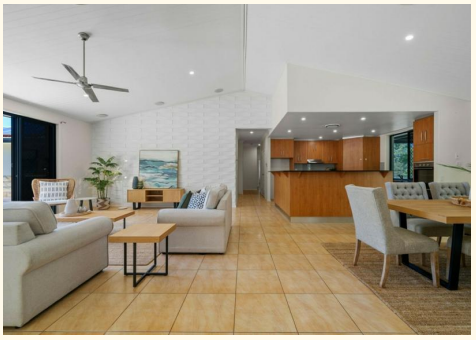
MORE DETAILS

Property ID	5HMGF41
Property Type	House
Land Area	4137 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Intercom
	Pool
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Fully Fenced
	Liveability

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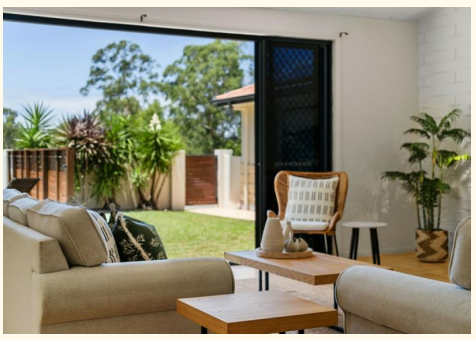
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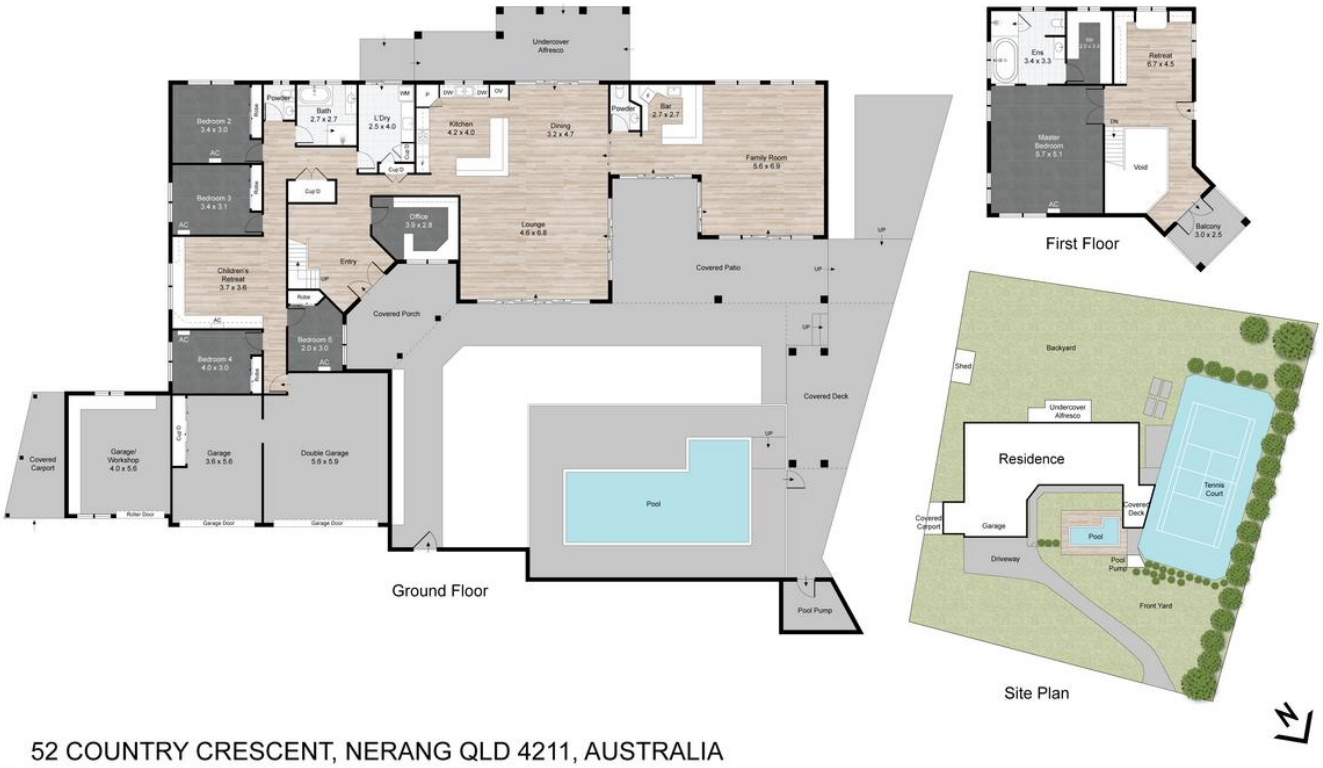








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52 COUNTRY CRESCENT, NERANG QLD 4211, AUSTRALIA

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Land Size: 4137m² | Internal: 464m² I External: 332m² I Total: 796m²

Scale in meters. Indicative only. Dimensions are approximate.
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