

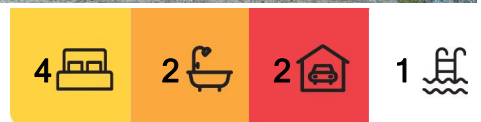


Nerang, 53 Nerang River Drive

Exclusive Deep River Frontage with Private Boat Ramp & Pontoon

Renovated family residence with exclusive deep river frontage to the picturesque Nerang River. A truly remarkable property with some serious entertaining capabilities and deep water access right the way out the Gold Coast Seaway for the boating fanatics. The home comes complete with your very own private boat ramp with drive through access to the street, private pontoon, and approximately 1,221m² of some of the best waterfront land the Gold Coast has on offer.

This is an exceptionally rare opportunity to secure a substantial waterfront property 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. We encourage you to act quickly to avoid disappointment and we hope to see you at the open home!



For Sale
Expressions of Interest

View
By Appointment

Contact
Michael Folkard
0402 656 246
michael@ljhg.com.au



Disclaimer: 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 Nerang
(07) 5581 4422

This Property Also Includes;

- * Automated blinds throughout the home for added convenience
- * Four bedrooms with air-conditioning, built-in robes and fans provided
- * Spacious master bedroom featuring a walk-in robe and ensuite with his and hers basins, oversize shower, floor to ceiling tiles and stone bench top
- * An absolutely stunning designer kitchen with thick stone benches, double oven, gas cook top and dishwasher provided
- * Beautifully renovated main bathroom with stand-alone tub, double vanity, walk in shower and custom stone basins
- * Butler's pantry with wine fridge and European laundry installed
- * 13 KW Solar power system, solar hot water system and LED lighting installed for the energy conscious buyers
- * Fully separate media room with built in projector off the main living area / potential to be used as a fifth bedroom if required
- * Freshly painted inside and out
- * Sparkling in ground swimming pool overlooking the picturesque Nerang River
- * Heated spa to help you relax after a long day at work
- * Your very own private boat ramp with drive through vehicle access to the Nerang River
- * Private pontoon to park your boat or to just throw a line in to catch dinner after work
- * Approximately 1,221m2 of prime useable riverfront land for you and your family to enjoy
- * Deep water access right the way through to the Gold Coast Seaway
- * Covered entertaining area alongside the pool with built in BBQ area, overlooking the river, an ideal spot to wine and dine your guests and to take in the scenery on offer
- * Automatic double lock up garage and plenty of off-street parking space for boats, trailers, caravans and additional vehicles
- * Garden shed to help store the yard equipment

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 Michael Folkard 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.

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.



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More About this Property

Property ID	5H06F41
Property Type	House
Land Area	1221 m2
Including	Air Conditioning Pool Dishwasher Built-in-Robes Fully Fenced

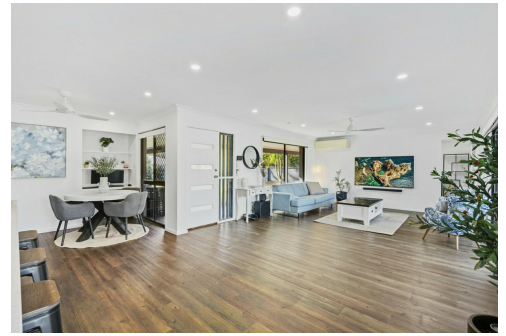
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Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

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53 NERANG RIVER DRIVE, NERANG

4 2 2

Internal: 186m² | External: 80m² | Garage: 68m² | Total: 334m²

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.

