



## Nerang, 6 The Avenue

### MASSIVE USEABLE BLOCK / INCREDIBLE INVESTMENT OPPORTUNITY

Refurbished family residence located in a prime Nerang location just a short stroll from the Nerang River and Parklands and offering potential buyers a flat useable parcel of approximately 742m<sup>2</sup> with loads of potential to add a shed or pool if required in the future. Amazing tenants currently in place paying \$790 per week until the 21st of February 2026. Please ensure your attendance at the open home so you don't miss out!

This Property Also Includes;

Three good size bedrooms with fans and built in robes provided including ensuited master bedroom

Light, bright and air-conditioned open plan living scheme extending to a huge entertaining area at the rear of the home

Impressive flat useable block of approximately 742m<sup>2</sup> with loads of room for anyone looking to add a shed or pool down the track



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5GQMF41](http://ljhooker.com.au/5GQMF41)

**Contact**  
**Michael Folkard**  
0402 656 246  
[michael@ljhgc.com.au](mailto:michael@ljhgc.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**



Modern kitchen with updated appliances installed including dishwasher, SS oven and electric cook top

Main bathroom with shower, bathtub and separate toilet provided

Single auto lock up garage with internal access provided to the home

Additional enclosed carport at the side of the garage, a perfect spot to store a trailer or boat if required

Built in BBQ area at the rear and separate laundry at the rear of the garage

Highly sought after central location situated within close proximity to the all the major local amenities. Quick access provided to the M1 and Nerang Train Station for those needing to commute. Kool Kids Early Learning Centre and the Nerang High School are within walking distance of the home. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast today!

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 About this Property

<b>Property ID</b>	5QMF41
<b>Property Type</b>	House
<b>Land Area</b>	742 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

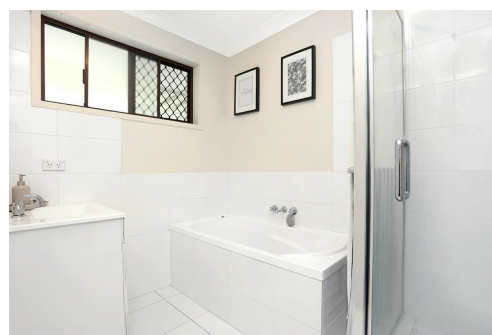
**Michael Folkard 0402 656 246**

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

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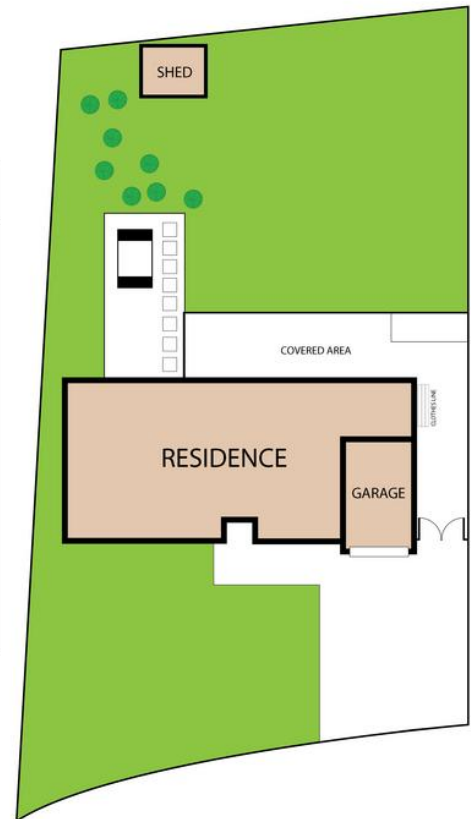
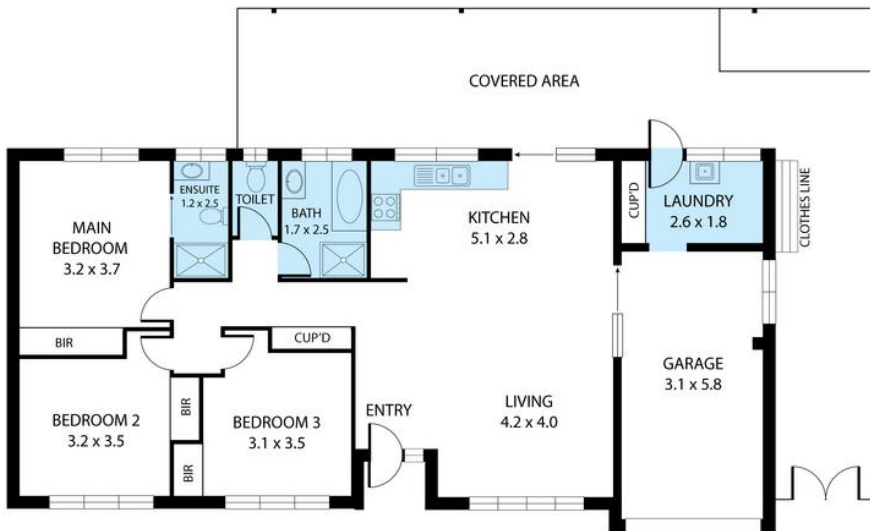
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6 The Avenue, Nerang 4211  
TOTAL APPROX. FLOOR AREA 112 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.