



Nerang, 7 Conway Court

Dual Living Acreage in Billabirra Park

Discover a world of opulence and tranquillity at 7 Conway Court, Nerang. Architecturally designed and recently renovated, this property has it all! Ideally located in beautiful Billabirra Park and positioned at the end of a quiet cul-de-sac backing onto the State Forest with access to hiking and biking trails.

This stunning 5-bedroom, 3.5-bathroom property offers a luxury lifestyle in a hinterland setting situated on a sprawling 4750m2 block. Opportunity presents for purpose-built family dual living, rental income (STCA) or a commercial enterprise leveraging the huge 5-bay shed via side entry (STCA).

The home is perfectly positioned to maximise the northern sun around the massive private resort style pool and spa overlooking surrounding gardens. Featuring expansive alfresco dining and lounging options for extended family and guests. The property is fully fenced, secluded and secure with remote access gates at the entry.



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.



For Sale
Contact Agent

View
ljhooker.com.au/5FZ4F41

Contact
Alex Hayes
0414 303 783
ahayes@ljhg.com.au
Julie Cumming
0404 453 397
jcumming@ljhg.com.au

LJ Hooker Nerang
(07) 5581 4422

Exuding warmth and comfort the stunning main family home has been lovingly crafted with meticulous attention to detail. With an abundance of space and amenities, this home epitomises modern country living on a grand scale.

The second residence offers complete self-contained living including a spacious living area, full kitchen, bathroom and spacious bedroom.

Features-Main Residence:

Open plan living featuring stunning hardwood floors flowing onto the covered outdoor entertaining areas.

Brand new custom designed kitchen and pantry/bar with a 900mm Ilve oven and gas cooking, Bosch integrated fridge/freezer and integrated dishwasher. Built-in 81-bottle dual temperature zone wine fridge.

4 spacious bedrooms all with robes

Separate master suite on the upper level has a walk-in robe and calming ensuite. Private terrace overlooking the pool, perfect for relaxing.

Multitude of living areas including separate lounge and a home cinema room with the latest AV equipment to enjoy the big game or family movie night!

Newly renovated laundry and family bathroom

Air conditioning and ceiling fans throughout. Fully insulated

Inground pool and adjacent BBQ gazebo, surrounded by low maintenance and native gardens.

Porte cochere to the main entry

6 KW Solar System, 3-phase power and Tesla EV charger provide for sustainability

Triple lock up remote garaging.

Features- Second Residence:

Open plan living and dining

Spacious bedroom with built-in robes and ensuite.

Full kitchen and laundry area.

Covered carport with separate entry.

Private covered outdoor entertaining area.

Separately metered

The property:

4750m², fully usable and well utilised

Fully fenced and security gated

Town water

15 x 9 m shed privately positioned at the rear of the property with separate access.

Outdoor firepit area positioned away from the home

Ultrafast NBN internet (1000 Mbps/1Gb) perfect for work-from-home, gaming and streaming with mesh WIFI to cover the entire home and surrounding areas

Billabirra Park is tightly held by residents for its picturesque rural setting and proximity to the national parks, reserves and walking tracks. It offers a tranquil retreat just minutes away from the hustle and bustle of the Gold Coast with access to essential amenities and shopping centres on your doorstep. The area is characterised by lush greenery, and a community-oriented atmosphere, providing a balance between suburban comfort and the serenity of nature. Only 15 minutes from Robina Town Centre, Westfield Helensvale and



LJ Hooker Nerang
(07) 5581 4422

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.

20 min to Pacific Fair and the beach. There is a choice of public and private schools within a short drive. Just minutes to boat ramp, library and local markets in Nerang.

Don't miss the chance to make this stunning property yours - schedule your inspection today, as opportunities like this are truly one-of-a-kind!

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 Alex Hayes Real Estate 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

Property ID	5FZ4F41
Property Type	House
Land Area	4750 m ²
Including	Air Conditioning Toilets (4) Pool Outdoor Entertaining Built-in-Robes Solar Panels

Alex Hayes 0414 303 783

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

Julie Cumming 0404 453 397

Sales Specialist | jcumming@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@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



7 CONWAY COURT, NERANG

5 3 3

Internal: 459m² | External: 162m² | Total: 621m²

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.

