



## Nerang, 70 Country Crescent

### LUXURIOUS FAMILY HOME / DUAL LIVING POTENTIAL

Sitting on just under three acres of beautifully private land this exquisite family home is approximately two years young and has been built with no expense spared to perfectly cater to the demands of the growing family.

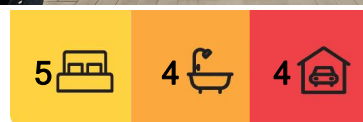
There is a current approval in place for a separate granny flat to built on the block providing purchasers with dual living potential and the ability to add some serious value to the property in the future.

Featuring impressive raked ceilings and herringbone tiles throughout this Hamptons inspired residence is the epitome of luxury living and is well worth an inspection!

This Property Also Includes;

Generous floorplan featuring a total of four bedrooms plus a retreat which could easily be used as the fifth bedroom if required

Stunning master bedroom with an enormous walk in robe and ensuite featuring gorgeous floor to ceiling tiles, separate his and hers vanities and a double shower with a separate



**For Sale**  
Expressions of Interest

**View**  
[ljhooker.com.au/5FXZF41](http://ljhooker.com.au/5FXZF41)

**Contact**  
**Michael Folkard**  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

stand-alone bath tub

Second and third bedrooms both featuring their own walk in robes and ensuites with stunning New York Marble and floor to ceiling tiles

Designer kitchen featuring Cesar stone benches, ample amounts of cupboard space, professional SMEG stand-alone cooker and SMEG dishwasher as well as your very own private butler's pantry for additional work space and storage requirements

Huge 20KW solar system installed to help dramatically reduce your power bills

Tinted windows, insulated walls and roof void and a total of no less than seven split system air conditioners throughout the home to help keep everyone comfortable year round

Separate media room for the family to enjoy movie night together

Main bathroom featuring a stand-alone spa bath, gorgeous New York Marble and floor to ceiling tiles with a separate powder room for added convenience

Huge teenagers retreat which could easily double as a rumpus room or fifth bedroom if required

Library and study nook of the main living area

Huge covered entertaining area extending from the living space with an outdoor kitchen to help you easily entertain family and friends

Town water to the home and a bio cycle system installed to handle waste management

Beautiful gardens with irrigation in place to help minimize ongoing maintenance

Security cameras installed for added piece of mind

Auto triple lock up garage plus an additional carport at the side of the home for those families needing plenty of covered car accommodation

Fenced yard for the children and pets to enjoy

22,700L Rain water tank to help keep the garden looking its best at all times

Situated on the fringe of the Nerang CBD just a few minutes from the Nerang State High, Nerang Primary School, St Brigid's Primary School and the popular Silkwood School. Local shops, the Nerang Pony Club, the Nerang Railway Station and M1 are all just minutes away from this convenient location. To enquire please contact Michael Folkard or Alex Hayes from LJ Hooker Gold Coast Solutions 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.



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## More About this Property

<b>Property ID</b>	5FXZF41
<b>Property Type</b>	House
<b>Land Area</b>	1.17 hectare
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

### Michael Folkard 0402 656 246

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### Alex Hayes 0414 303 783

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70 COUNTRY CRESCENT, NERANG

 4  4  4

Internal: 365m<sup>2</sup> | External: 120m<sup>2</sup> | Total: 485m<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.

