



8 Billabirra Crescent, Nerang

Restore the Past. Reimagine the Future.

A character-filled home on 5,084m² with rare frontage, solid proportions and endless opportunity to add value.

Offered to the market for the first time since its construction in 1976, this tightly held property presents a rare renovation opportunity on a grand scale. Set on an expansive 5,084m² parcel with an exceptional 91-metre frontage, the home is privately positioned and rich with potential-ready to be restored, re-imagined or transformed into a contemporary acreage retreat.

The original residence offers four king-sized bedrooms with generous wardrobe space, including a master with ensuite, along with a flexible floorplan comprising a combined kitchen and living area, separate dining room and an oversized lounge. The solid proportions and generous room sizes provide an excellent foundation for a thoughtful renovation or modern extension.

Antique Australian timber French doors add warmth, character and architectural charm-elements increasingly sought after and rarely replicated - while opening the home to established gardens visible from almost every room. These original features offer a beautiful

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FOR SALE

Please Call

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

contrast for a future renovation blending heritage character with modern design. Brand new carpet has recently been installed, offering immediate comfort while allowing a new owner to plan further upgrades at their own pace.

The cleared, level land and wide frontage provide outstanding usability and flexibility, ideal for families seeking space to grow or accommodate multi-generational or dual-living options. With scope for a second dwelling or granny flat (STCA), the property offers a rare opportunity to create a tailored living environment that can evolve with changing lifestyle needs.

With ample land to accommodate additional sheds, a swimming pool or further outdoor enhancements, this property invites creative vision and long-term value creation. Positioned in the highly prized Billabirra Crescent, it combines peaceful seclusion with excellent connectivity to Nerang township, local amenities and the M1.

Key Features & Renovation Highlights:

- Four king-sized bedrooms with walk-in robes
- Master bedroom with ensuite
- Generous original floorplan ideal for renovation or extension
- Air-conditioning and new carpet
- Antique Australian Timber French doors
- Expansive 5,084m² allotment with rare approx. 91m (approx.) frontage
- Scope for pool, sheds or second dwelling (STCA)

Nearby Schools:

- Nerang State High School - 1.8km
- Nerang State School - 2.1km
- St Brigid's Primary School - 3km
- Silkwood School & High School - 4.4km
- William Duncan State School - 4.3km
- Emmanuel College - 6.8km

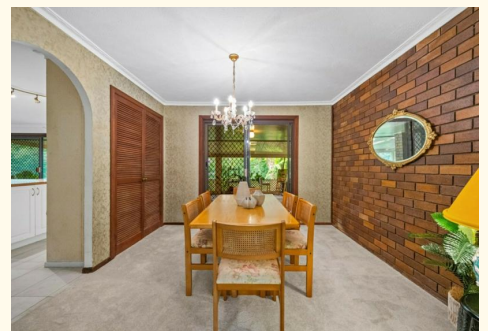
A rare chance to secure a substantial landholding with character, scale and exceptional scope to renovate and add value in one of Billabirra Park's most tightly held streets.

MORE DETAILS

Property ID	5HN1F41
Property Type	House
Land Area	5084 m ²
Including	Deck Dishwasher Built-in-Robes Liveability

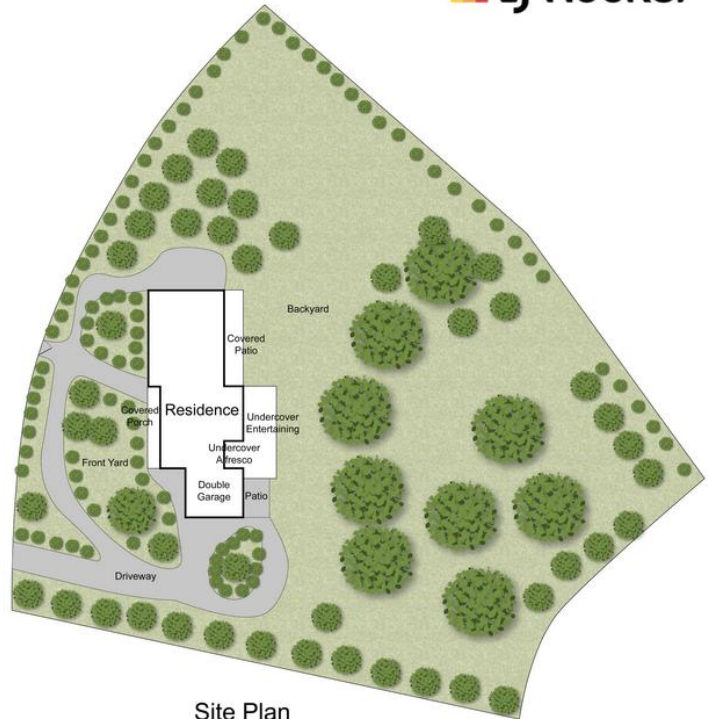
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Ground Floor



Site Plan



8 BILLABIRRA CRESCENT, NERANG QLD 4211, AUSTRALIA

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Land Size: 5140m² | Internal: 223m² | External: 97m² | Total: 320m²

Scale in meters. Indicative only. Dimensions are approximate.
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