



8 Oak Street, Nerang

OVER 2 ACRES OF PRIME USEABLE LAND / TIGHTLY HELD DRESS CIRCLE LOCATION

A substantial family residence with a tremendous amount of potential sitting on just over 2 acres of flat useable land and representing a phenomenal buying opportunity that you will not want to miss.

Featuring raked ceilings and vast amounts of living space, this home is more than adequately equipped to cater to the demands of the growing family.

The perfect blank canvas for those buyers looking to renovate and to add their own creative flair to a home. The substantial 8,450m² block will also appeal greatly to those purchasers looking for a property with development potential STCA.

This Property Also Includes;

An incredibly well designed home with approximately 356m² of internal space and endless amounts of storage on offer

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FOR SALE
EXPRESSIONS OF INTEREST
CLOSING 12PM 4TH OF MARCH

AGENTS

Michael Folkard
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michael@ljhgc.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Raked ceilings add a certain touch of character to the home in the two main living areas and the master bedroom and further enhance the overwhelming feeling of space when you step through the front door

Solar power system and LED lighting installed to help reduce electricity consumption

Double bay shed at the rear of the property with side access for vehicles provided

Fully fenced and gently undulating 8,450m² block with security gated access and ample amounts of space for a granny flat, pool or additional sheds to be added in the future

Multiple rainwater tanks to help keep the grounds looking their best all year round

Spacious kitchen featuring stone benches, SS appliances, gas stove and an abundance of storage space

Auto double lock up garage with built-in storage and internal access provided to the home

Split system air conditioning throughout the home to help keep the whole family comfortable

Covered patio area extending down the entire northern side of the home, an ideal spot to enjoy your morning coffee while you take in the picturesque surrounds

Four very generous bedrooms plus an additional 5th bedroom / study off the main dining area

Master bedroom featuring an enormous walk-in robe and an impressive ensuite with shower, bathtub, double vanity and floor to ceiling tiles

Main bathroom situated off the 2nd, 3rd and 4th bedrooms with a shower, bathtub and separate toilet provided

Second bedroom is currently set up as a Washitsu style room

Positioned within a tightly held cul de sac location in the heart of Nerang, within very close proximity to St Brigid's Primary School, Nerang Kid's Early Learning Centre and the Nerang CBD. This central location allows ease of access to the M1 and Nerang Train Station for those buyers needing to commute for work. Please contact Michael Folkard from LJ Hooker at your earliest convenience to register your interest.

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.

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MORE DETAILS

Property ID	5HPRF41
Property Type	House
Land Area	8450 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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8 OAK STREET, NERANG

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Internal: 356m² | External: 111m² | Total: 467m²

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.

