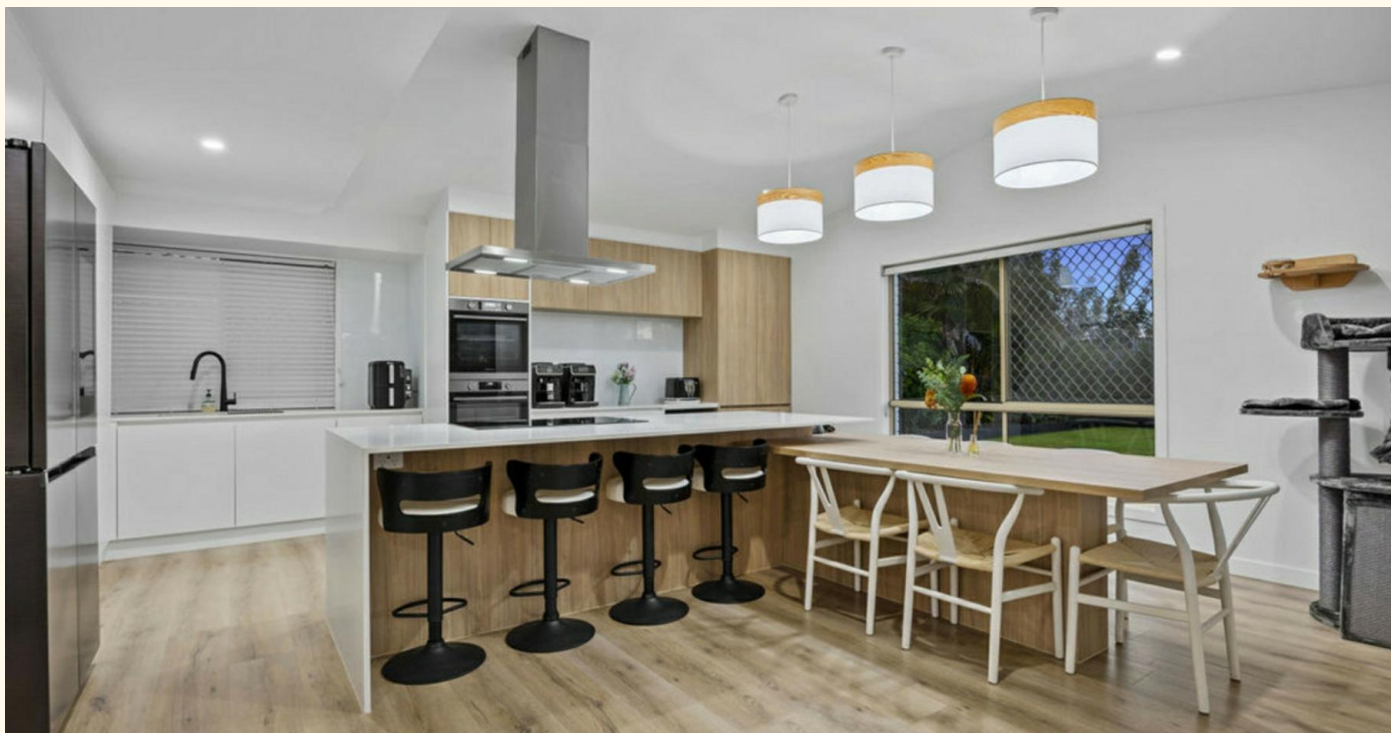




9 Paladin Court, Nerang

## RENOVATED FAMILY ENTERTAINER WITH POOL!!!

Rarely does a home create such an immediate impression of style, sophistication and ease of living. Immaculately presented and ready for you to add your own personalised touches. So often sought, rarely found and truly special. This one definitely ticks all the boxes and is sure to impress even the most discerning of buyers.

- 4 bedrooms
- 2 renovated bathrooms
- Separate living and dining areas
- Renovated kitchen with twin ovens, 900mm induction cooktop, plumbed fridge, integrated dishwasher and stone bench tops
- Ducted zoned air conditioning
- Flat, fully fenced and landscaped 674m2 block
- Covered outdoor entertaining area with blinds
- In ground pool
- Hybrid flooring in kitchen, dining and living room
- Double carport with electric vehicle gate
- 10kw (approx.) solar electricity system
- Double lock up garage converted to 2 x multi purpose rooms (garage doors and motors still installed)
- Renovated laundry
- Upgraded lights and fans throughout

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.

4 2 2

### FOR SALE

Expressions of Interest Closing 12th Oct at 5pm

### VIEW

Sat 3rd Oct @ 10:00AM - 10:30AM

### AGENTS

Ewan Kerr  
0405 107 725  
ekerr@ljhgc.com.au

Michael Folkard  
0402 656 246  
michael@ljhgc.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422



- Garden shed
- Automatic remote controlled irrigation front and back including gardens

If it is a quality built home in a prime central location that you have been searching for, then this is it. Quiet cul de sac location just a stone's throw away from the picturesque Nerang River and Parklands. Quick access to the M1 and Nerang Train Station provided, making this an ideal location for commuters. Only walking distance to St Brigid's Primary School, Nerang State High, Little Scholars Early Learning Nerang, and local public transport facilities.

**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.

**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 ABN 13631272903 ACN 631272903 Licence No. 4283359 Expiry 06.02.2028 Licence No. 4283359 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. Louise Folkard and Brianna Wellauer are employees of Michael Folkard Property Pty Ltd

**Disclaimer:**

Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 5JC1F41              |
| Property Type | House                |
| Land Area     | 674 m2               |
| Including     | Ducted Cooling       |
|               | Pool                 |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |

**Ewan Kerr 0405 107 725**

Sales Specialist | [ekerr@ljhgc.com.au](mailto:ekerr@ljhgc.com.au)

**Michael Folkard 0402 656 246**

Sales Specialist | L.R.E.A. | Independent Contractor | [michael@ljhgc.com.au](mailto:michael@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**

2-4 New Street, NERANG QLD 4211

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## 9 Paladin Court NERANG, QUEENSLAND



|              |                         |
|--------------|-------------------------|
| Internal     | 174m <sup>2</sup>       |
| external     | 105m <sup>2</sup>       |
| <b>Total</b> | <b>279m<sup>2</sup></b> |



PHIX MEDIA

This floor plan is provided for marketing purposes only.  
All measurements, dimensions and areas are approximate and should not be relied upon as exact.  
No liability is accepted for errors, omissions or misstatements. Furniture, fixtures, landscaping and site plan elements are for illustrative purposes only.

Ewan Kerr  
0405 107 725