

90 Mortensen Road, Nerang

## RENOVATE AND REAP THE REWARDS / MUST BE SOLD

Calling all builders and renovators to this exceptional buying opportunity in the heart of Nerang!

Perfectly suited to those buyers looking for their next renovation project this home offers a huge backyard for the kids to play, and a stunning fully enclosed sunroom perfect for entertaining in all weather conditions and offering views of the picturesque Hinterland in the background.

Set in a central Nerang location close to schools, shops, gyms and the M1, this is an ideal family-friendly property designed for both everyday comfort and effortless entertaining.




Please ensure your attendance at the open home this weekend before its sold!!!

This Property Also Includes;

Large enclosed sunroom at the rear of the home, perfect for entertaining guests or potential use as a rumpus room for the children

Four bedrooms in total all with built in robes

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.

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### FOR SALE

Offers Over \$899,000

### VIEW

By Appointment

### AGENTS

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

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422



Two bathrooms including an ensuite to the master bedroom

Main bathroom features a bathtub, shower and separate toilet

Modern kitchen featuring an SS rangehood and oven, electric touch cooktop and plenty of cupboard space

701m2 fenced block adjacent to parkland with loads of space for the kids and pets to play

Convenient location just metres from the local bus stop

Single carport accommodation with plenty of additional uncovered parking space for anyone needing to park a boat, trailer or caravan

- conditioned living space complimented by a combustion fireplace to help keep the family comfortable regardless of the season

LED lighting and fans installed throughout the home

Separate laundry provided

Super convenient location literally just metres from the local bus stop and only minutes to Bunnings Nerang, Coles Nerang, Woolworths Nerang and a huge assortment of local cafes and restaurants. Extremely quick access to the M1 and Nerang Train Station for those needing to commute. To schedule your private viewing appointment please contact Michael Folkard from LJ Hooker Gold Coast 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.

## MORE DETAILS

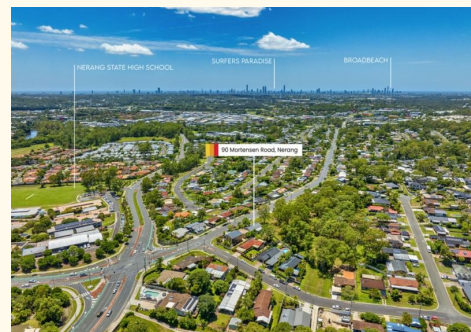
Property ID	5HKWF41
Property Type	House
Land Area	701 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

### Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhg.com.au

### LJ Hooker Nerang (07) 5581 4422

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90 MORTENSEN ROAD, NERANG



Internal: 152m<sup>2</sup> | External: 38m<sup>2</sup> | Total: 190m<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.

