



1/44-48 McLaren Road, Nerang

## Calling all tradies!

Renovator Opportunity in Boutique Complex - Nerang

Positioned in a boutique complex, this freestanding highest brick and tile home offers space, structure, and serious potential. Featuring four bedrooms, two bathrooms, and a double garage, this is an ideal opportunity for buyers looking to renovate and add value while living in the home. The layout is functional and generous, with solid bones and plenty of scope to modernise. A spacious yard provides room to entertain, garden or extend, while the highest design offers sub-floor access with potential for additional expandable space. Perfect for renovators, tradies or owner occupiers seeking a project in a convenient Nerang location.

Features:

- 2 bathrooms including master with ensuite
- Double garage
- Dry Sub-floor storage area
- Generous yard space
- Airconditioned and fans throughout
- Separate laundry
- Rear entertainment deck

4 2 2

### FOR SALE

Offers Over \$800,000

### AGENTS

Alexander Bally  
0410 650 470  
abally@ljhg.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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.



Balmoral Rise is a boutique complex featuring a shared swimming pool, secure and gated, on site management and only minutes away from a choice of schools, shopping and public transport.

Building and pest report available on request.

## MORE DETAILS

Property ID                      5HPEF41  
Property Type                  House

**Alexander Bally 0410 650 470**  
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 4  2  2

Internal: 190m<sup>2</sup> | External: 19m<sup>2</sup> | Total: 209m<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.

