



## Nerang, 52a/64 Gilston Road

### WELL APPOINTED 3BDRM HOME WITHIN SECURE GATED ESTATE

Beautifully refurbished three-bedroom home situated within the Huntingdale section of the sought after River Springs Country Club Estate. Featuring resort style facilities within the well-maintained grounds including an oasis themed swimming pool, tennis court and gymnasium to use at your leisure. This stunning home has been renovated internally and will ideally suit those purchasers not wanting to have to lift a finger.

Currently tenanted until the 11th of July 2024 at \$700 per week with amazing tenants in place who would love to stay on for an investor.

Please ensure your attendance at the open home to avoid any potential disappointment!

This Property Also Includes;

Three good size bedrooms with built in robes and fans installed including spacious master bedroom with ensuite

Split system air conditioning throughout the home for added comfort all year round



**Disclaimer:** 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 \$699,000

**View**

[ljhooker.com.au/5FTEF41](https://ljhooker.com.au/5FTEF41)

**Contact**

**Michael Folkard**

0402 656 246

[michael@ljhg.com.au](mailto:michael@ljhg.com.au)

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



Currently rented until the 11th of July 2024 at \$700 per week

Auto double garage with storage shelving and internal access provided to the home and plenty of additional visitor parking throughout the estate

Covered alfresco area at the rear extending from the living space

Enclosed courtyard off the kitchen, an ideal spot for a morning coffee

LED lighting installed to help keep the electricity bills to a minimum

Plenty of additional visitor parking throughout the estate

Functional kitchen with black stone benches and dishwasher installed

Refurbished main bathroom with separate toilet provided

Pet friendly complex subject to body corporate approval

Oasis themed swimming pool, tennis court and gymnasium within the gated grounds to use at your leisure

An incredibly convenient location only minutes to St Brigid's Primary School, Nerang High School, My Centre Nerang and the M1 and Nerang Train Station for those needing to commute. Please act quickly as this sensational home will not last long. To register your interest please contact Michael Folkard from LJ Hooker at your earliest convenience.

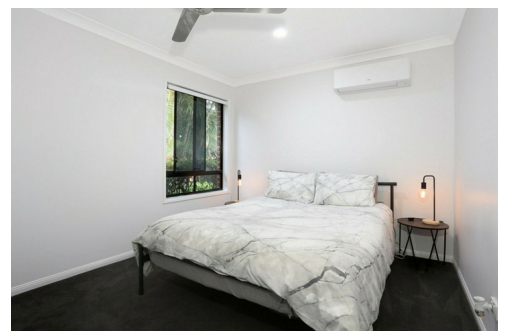
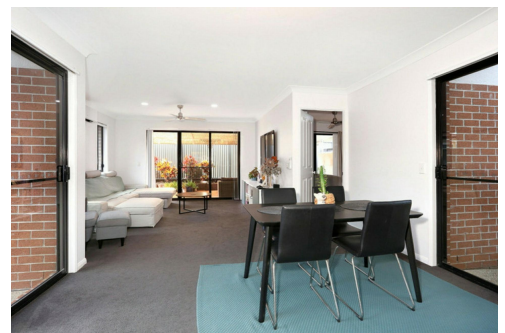
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## More About this Property

Property ID	5FTEF41
Property Type	House
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

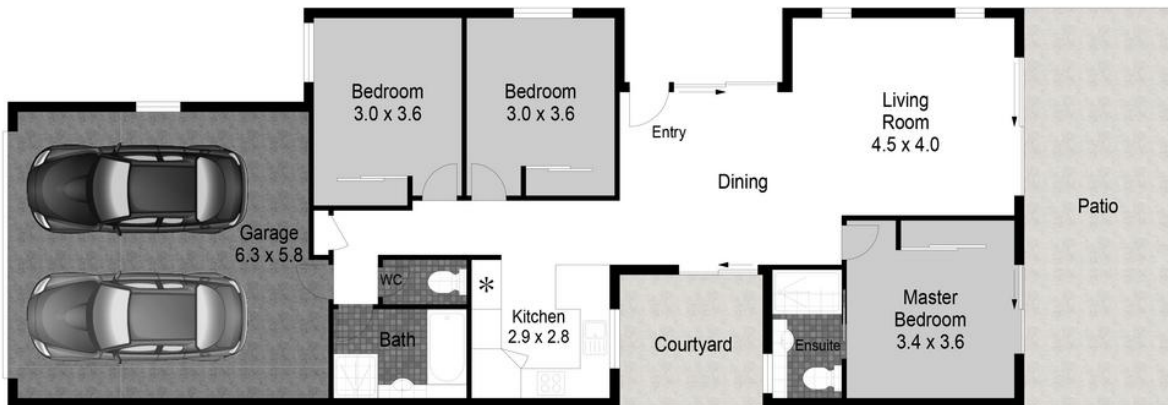
**LJ Hooker Nerang (07) 5581 4422**  
2-4 New Street, NERANG QLD 4211  
nerang.ljhooker.com.au | nerang@ljhg.com.au



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Internal: 130m<sup>2</sup>  
External: 32m<sup>2</sup>  
Total: 162m<sup>2</sup>  
(approx)

Michael Folkard  
0402 656 246

PLANS SHOWN ARE ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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