







16/41 Beltana Way, Nerang

Beautifully Renovated Home in Peaceful Cul-de-sac Location

Positioned in a quiet and highly convenient location, this beautifully renovated residence presents a rare opportunity to secure a modern family home within a boutique complex, backing directly onto the picturesque Kamholtz Family Park. Boasting spacious indoor living areas, a large outdoor entertaining deck and a private leafy outlook, this property combines contemporary comfort with a low-maintenance lifestyle that will appeal to buyers seeking a move-in-ready purchase. Please contact Michael Folkard from LJ Hooker Nerang to register your interest today.

This Property Also Includes:

- Timeless kitchen design featuring a marble splash back, stone benchtops, oak-look cabinetry with additional overhead cupboards, a gas cooktop, elegant, brushed gold tapware and modern pendant lighting complementing the oversized island bench
- Open plan kitchen, dining and living areas that seamlessly flow through to the outdoor entertaining space, filling the lower level with an abundance of natural light.
- Private north west facing outdoor entertaining deck overlooking peaceful parklands, perfect for hosting with friends or enjoying the sunset with the family.

3 2 2

FOR SALE
EXPRESSIONS OF INTEREST

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS
Michael Folkard
0402 656 246
michael@ljhgc.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.

LJ Hooker

- Upper level containing three well sized bedrooms, each with built in robes and master bedroom including private balcony overlooking parklands
- Fully renovated ensuite and main bathroom featuring floating vanities, floor-to-ceiling tiles, shower niches and brushed gold finishes, with the main bathroom further enhanced by a freestanding bathtub.
- Private front courtyard with access to enclosed single carport, plus an additional off-street parking space
- Low body corp fees of approximately $54 per week, including building insurance and access to communal facilities including the pool
- Approximately 2.7KW solar power system installed
- Rental Appraisal of $820 - $850 per week

Conveniently located within minutes of St Brigid's Catholic Primary School, Nerang State High School and a selection of local childcare and kindergarten facilities. Everyday shopping is easily catered for with Nerang Fair Shopping Centre, Nerang Mall and local convenience stores all nearby, while commuters will appreciate being only minutes from Nerang Train Station, providing direct rail connections to Brisbane, and easy access to the M1 Motorway for travel throughout the Gold Coast.

Disclaimer: Properties in Queensland that are for sale by auction or without a price cannot 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	5JEQF41
Property Type	Townhouse
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246
Sales Specialist | L.R.E.A. | Independent Contractor |
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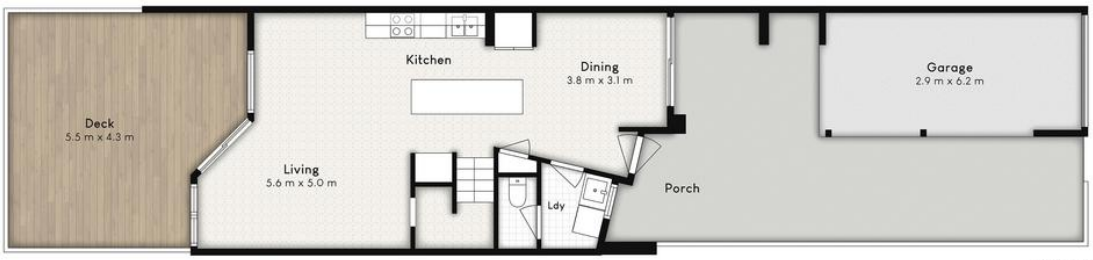




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Upper Level



Lower Level

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3 2 2

Internal: 139m² I External: 33m² I Total: 172m²

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.

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