



30/9 Rata Place, Nerang




Spacious End-Position Townhouse in Secure Gilston Grange Estate

Well presented and exceptionally spacious, this three-bedroom townhouse is positioned within the highly sought-after and securely gated Gilston Grange Estate. Enjoying a private end position and elevated hinterland views from the upper level, this home offers comfort, space and convenience in one of Nerang's most popular communities.

Designed with functionality in mind, the layout provides multiple living zones, generous proportions throughout, and seamless indoor-outdoor flow. Upstairs offers peaceful accommodation, while downstairs caters perfectly to everyday living and entertaining.

Residents of Gilston Grange enjoy access to resort-style facilities, including a sparkling in-ground swimming pool, all within a well-maintained estate

The location is second to none - walking distance to St Brigid's Primary School, Little Scholars School of Early Learning, Nerang River and parklands, and just minutes to the M1 and Nerang Train

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FOR SALE

Offers over \$850,000

VIEW

Sat 20th Jun @ 9:00AM - 9:30AM

AGENTS

Roelien Powell
0420 664 690
roelien@ljhgcp.com.au

AGENCY

LJ Hooker Mudgeeraba
07 5530 6000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Station, making commuting to Brisbane or the Gold Coast effortless.

Whether you're a first-home buyer, downsizer or investor, this property represents outstanding value in a tightly held estate.

Property Features:

- Three generous bedrooms with built-in robes and ceiling fans
- Spacious master bedroom with sizeable ensuite
- Main bathroom upstairs with bathtub
- Large kitchen with ample cupboard space and dishwasher
- Two separate living areas
- Open-plan living and dining off the kitchen
- Air-conditioning
- Under-stair storage
- Separate laundry and additional toilet downstairs
- Undercover outdoor entertaining area with private outlook
- Securely fenced rear yard
- Automatic single lock-up garage with internal access
- Gated complex with in-ground swimming pool
- Private end position within the complex itself

MORE DETAILS

Property ID	DNJ15
Property Type	Townhouse
Including	Air Conditioning Courtyard Built-in-Robes Air-conditioning secured yard ceiling fans

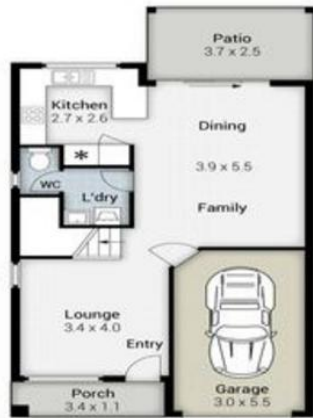
Roelien Powell 0420 664 690

Principal Licensee / Sales Specialist | roelien@ljhgcp.com.au

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30/9 Rata Place, Nerang
 Internal: 125m² | External: 14m² | Total: 139m²

Roellen Powell
 0420 664 690

Michael Folkard
 0402 656 246



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