

## Underwood, 3 Nerissa Court

SOLD BY GARY LIU & ASSOCIATES

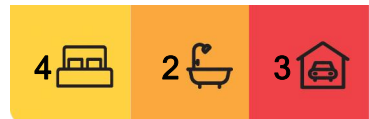
Positioned in the heart of Underwood, this lowset brick-veneer home offers an exceptional investment opportunity with medium density residential zoning (MDR), allowing for future development potential. Whether you're looking to redevelop, extend, or hold as an investment, this property offers incredible flexibility. Plus, with a new aircon in the living room and a recently renovated kitchen and bathroom, this home is move-in ready while you plan for the future.

Top 5 Features:

- Medium density residential zoning - perfect for future redevelopment (townhouses or units STCA)
- New aircon in living room & beautifully renovated kitchen and bathroom
- Generous backyard area featuring a shed for additional storage
- Expansive living areas & separate master bedroom with ensuite bathroom



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2RBF4R](http://ljhooker.com.au/B2RBF4R)

**Contact**  
**Gary Liu**  
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josiefeng@ljhpp.com.au

**LJ Hooker Property Partners**  
07 3344 0288

- Prime location within walking distance to bus stop, shops, Library, and local restaurants

In Brisbane, MDR zoning allows for the development of multiple dwellings such as townhouses, apartments, or units (Subject to Council Approval - STCA), making this property an outstanding choice for investors looking to capitalise on future growth in the area.

Inside, you'll find spacious living areas that flow effortlessly to the stylishly renovated kitchen, fitted with modern appliances and ample storage. The separate master suite includes its own ensuite, providing privacy and comfort, while additional bedrooms feature built-in robes for easy living.

The property has a generous backyard with an undercover entertaining area and a large shed, perfect for extra storage or a workshop.

Located just a short stroll to public transport, shops, Logan North Library, and local restaurants, this location offers convenience and lifestyle appeal while holding immense future potential for redevelopment. You'll enjoy easy access to:

- 900m to Springwood Mall with shopping, dining, and entertainment options
- 850m to Major supermarkets including Coles and Woolworths
- 600m to A diverse selection of restaurants, cafes, and takeaway options
- 900m to Local parks and recreational facilities
- 700m to The Aquatic Centre
- 700m to Logan North Library
- 400m to Public transport links with bus stops nearby
- Access to major motorways for an easy commute to Brisbane CBD and the Gold Coast

Whether you're an investor looking to capitalise on Underwood's booming growth or a family searching for a spacious and conveniently located residence, this property ticks all the boxes. With future development potential and an unbeatable location, the possibilities are endless.

Contact Gary Liu today to arrange your inspection and take the first step towards securing your future!

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## More About this Property

<b>Property ID</b>	B2RBF4R
<b>Property Type</b>	House
<b>Land Area</b>	984 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Courtyard Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage

**Gary Liu 0450 996 996**

Agent with Zora Liu | garyliu@ljhpp.com.au

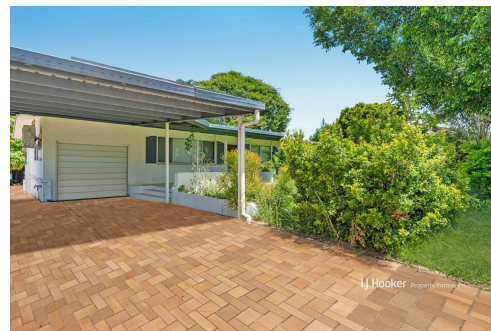
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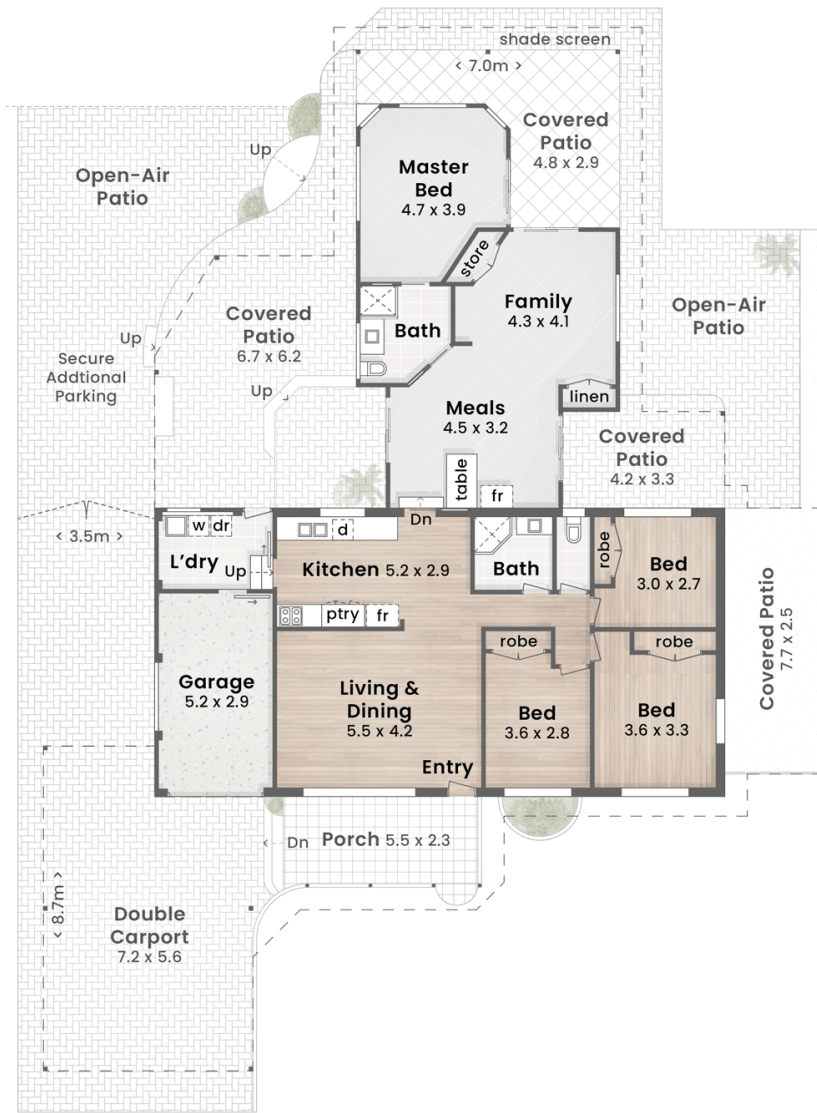
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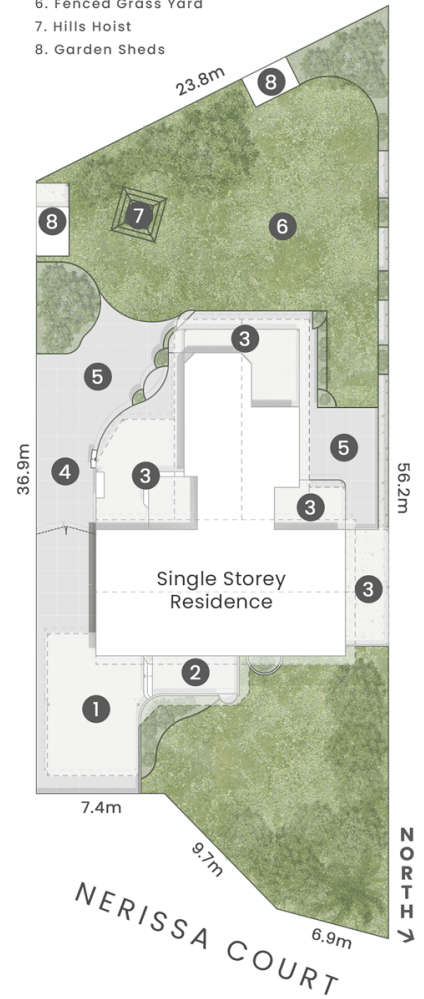
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:: FLOOR PLAN

**SITE PLAN LEGEND**

- 1. Double Carport | 2. Entry Porch
- 3. Covered Patios
- 4. Secure Additional Parking
- 5. Open-Air Patios
- 6. Fenced Grass Yard
- 7. Hills Hoist
- 8. Garden Sheds



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3 Nerissa Court  
**UNDERWOOD**

Internal 176m<sup>2</sup> | Covered Patios 86m<sup>2</sup> | Carport & Porch 60m<sup>2</sup> | Total 322m<sup>2</sup>

🏠 984m<sup>2</sup>   🛏️ 4 Bed   🚿 2 Bath   🚗 3 Car + Secure Off-Street

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