







57 Nerang Street, Waterford

Attention all Boaties - Immaculate Family Home with River Frontage - Acreage Living at its Best

4 2 4

Parking for the open house - please park in Jordan Street.

Build your new lifestyle here and enjoy all the water activities that you and your family will love. Rarely does a 36.5m (approximate) of prime river frontage come to market where you could easily put in a pontoon and spend every weekend on the water. You will be the envy of your friends. Imagine spending the weekends relaxing by the fire pit whilst taking in the view of the river. This is a fabulous opportunity to own something truly special!

The 5489m2 allotment offers ample side access to the river, more than enough room to add a shed and granny flat (subject to council approval), it's ideal for horse lovers, tradies with their heavy vehicles, lots of driveway parking, space for pets and a fully fenced separate yard for the kids and pets to play safely. A double remote garage and 2 car carport. A 3m x 5.5m shed.

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Shailer Park
(07) 3102 0829

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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Waterford offers its residents a convenient location where you are only minutes to Canterbury College, walk across the road to Waterford State School. Zarraffas, Bunnings, two Woolworths, Aldi and Fitzy's Waterford are all close by. A short drive to Logan Hospital, Loganlea and Holmview train station. Easy M1 and M6 access, approximately a 30 minute drive to the CBD and approximately 35 minutes to the Gold Coast.

Step inside to this warm and inviting modern home. Stunning flooring in the living areas, high ceilings, a separate lounge room with lots of natural light, an air-conditioned open plan dining room, family room and kitchen.

The chef in the family will enjoy cooking up a storm with the 900mm oven, stainless steel range hood and dishwasher. Stone bench tops with waterfall edging, a large breakfast bar, double fridge space and plenty of cupboards.

The dining room connects seamlessly with the spacious entertainment area with outdoor sink. You will love hosting your gatherings in this tranquil and picturesque setting. You will forget that you are living in suburbia.

To the front of the home is the fourth bedroom that could easily be used as a study. Two additional bedrooms to the rear, all with built-ins and ceilings fans, plus the spacious air-conditioned master bedroom which has a walk-in robe and hotel inspired open plan ensuite with dual vanities, stone bench tops, large walk-in shower with two shower roses to one side and the toilet to the other side.

The modern main bathroom features a gorgeous free standing bathtub and stone bench tops. A separate toilet.

Features - Solar panels, security screens and two water tanks.

Acreage and waterfront properties are tightly held, don't let this opportunity pass you by. Contact Melinda Lee-Ball for additional information. We look forward to welcoming you at our open home!











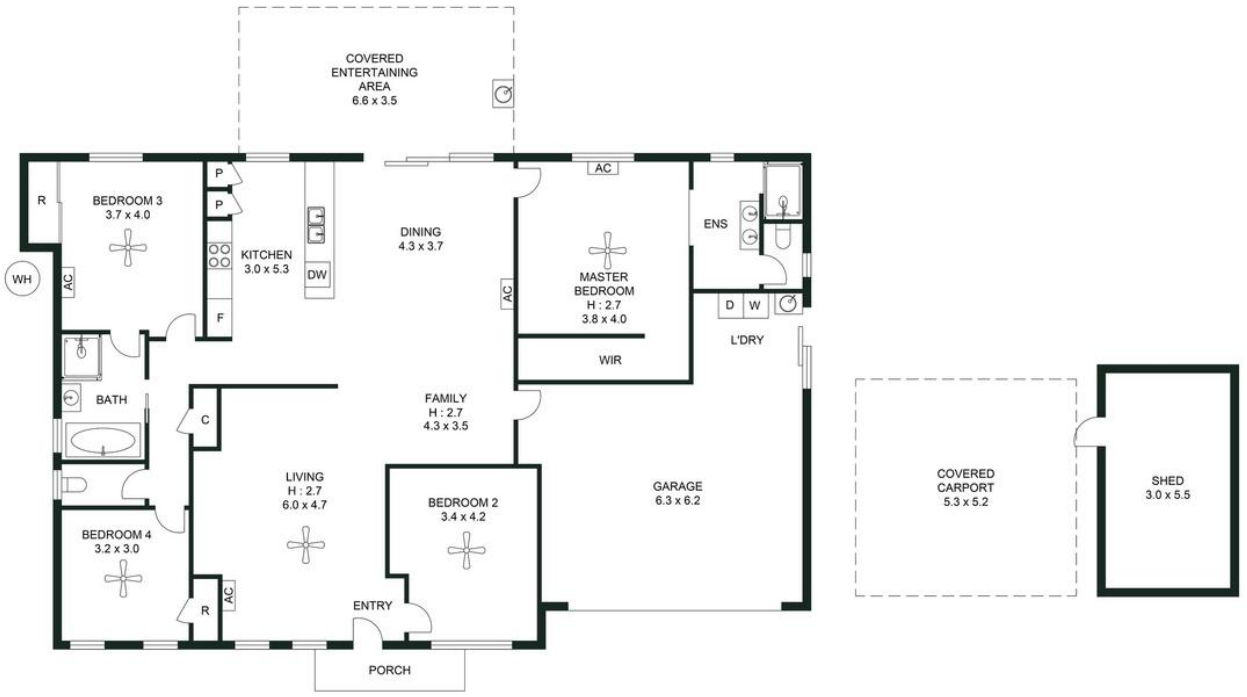
MORE DETAILS

Property ID	6BWHVG
Property Type	House
Land Area	5489 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Water Tank

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APPROXIMATE AREAS	
Internal Area	200 sqm
External Area	67 sqm
Total Area	267 sqm

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Plans should not be relied on. Interested parties should make and rely on their own enquiries.
The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position.

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