**LJ Hooker Nerang**
2-4 New Street,
NERANG QLD 4211

## 16A Country Cres, Nerang, QLD 4211

**Expressions of Interest**

House 5 2 6









# SUBSTANTIAL 7,472M2 PARCEL / TRANQUIL SURROUNDS AND TOTAL PR

Surrounded by beautiful bushland, nature reserves, and well-kept parks, this exquisite property offers a serene escape while still being conveniently close to all the city. Experience luxury acreage living at its finest, with a totally private, fully fenced parcel of approximately 7,472m2.

**Open for Inspection**

By Appointment.

Potential buyers will be suitably impressed by the impeccably presented 5-bedroom family residence which offers multiple living areas, professionally landscaped gardens, an approved honey shed with the bonus of an additional enormous 11mx13m American barn.

This truly is self-sufficient acreage living at its absolute best. We welcome your attendance at the open home, and we are absolutely sure that an inspection will not disappoint!

This Property Also Includes:
ï¿½ Fully fenced and totally private 7,472m2 block with security gated access,
ï¿½ Five-bedroom family residence, all bedrooms with built in robes, fans and ducted air conditioning
ï¿½ A functional layout with multiple living areas for your family to enjoy including the dining area, which is adjacent to the kitchen, main living room with direct access to the rear entertaining area and a separate media room which could be used as a rumpus room or formal lounge room if required
ï¿½ Access to rear yard and cozy fire pit via a grand 4m wide spotted gum stairway with beautiful chrome railing
ï¿½ 9.250KW solar power system will assist in conserving electricity consumption
ï¿½ Ducted heating and cooling as well as a fully insulated roof void to help keep the home comfortable year round
ï¿½ Security system installed for added peace of mind
ï¿½ Ducted American made industrial Vac Maid system installed throughout the home to help make cleaning a breeze
ï¿½ Council approved 6m x 3m honey extracting and bee keeping shed
ï¿½ Ample variety of 38 different fruit trees growing around the property, along with an established vegetable garden, conveniently located next to the kitchen
ï¿½ Three separate rainwater tanks with a total of 67,500L of water storage.

Only a short drive to local amenities for grocery shopping or a cafe catch up with friends, and ample choice for those families needing to be within close proximity to day care facilities and well-regarded schools including St Brigid's Primary School, Nerang High School and Emmanuel College. Easy access to the M1 and just a short drive to the Nerang train station. If you're looking for a move-in-ready property with plenty to offer, be sure to register your interest to avoid disappointment!

**Listed By**
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.