

17-19 Lutana St, Nerang, QLD 4211

Under Contract

Acreage 5 3 3



## First Time Offered in 40 Years ? Architecturally Designed Ac

Beautifully architecturally designed and engineered, this expansive family residence is set on 5,076m<sup>2</sup> of gently sloping, usable land, offering a rare combination of space, privacy and enduring quality in one of Nerang's most tightly held acreage pockets.

**Open for Inspection**

By Appointment.

Lovingly held by the same family for almost four decades, this is more than just a home; it is a place where families grow, gather and create lasting memories. Opportunities such as this are increasingly rare, and the home now awaits its next chapter.

From the moment you step inside, the home reveals its unique architectural character. Soaring cathedral ceilings create a striking sense of volume and light throughout the living areas, while excellent cross-flow ventilation allows natural breezes to move effortlessly through the home, enhancing comfort and connection to the surrounding landscape.

The thoughtfully designed floorplan offers five bedrooms plus a study, three bathrooms and multiple living zones, providing exceptional flexibility for large or extended families. Generous proportions throughout ensure there is space for both everyday living and entertaining, with the layout easily adapting to a range of lifestyles and potential dual living.

Outdoors, the lifestyle offering is truly special. A beautifully positioned in-ground swimming pool with built-in spa forms the centerpiece of a private, resort-style setting; perfect for long summer days, entertaining guests or simply unwinding in complete tranquility.

Adding to the sense of serenity, the property gently unfolds to a private rainforest pocket at the rear of the block, creating a peaceful natural retreat rarely found in residential acreage. This lush backdrop enhances both privacy and atmosphere, offering a unique connection to nature that is increasingly sought after.

The balance of the land remains highly usable, providing ample space for additional infrastructure such as sheds, further landscaping or even a secondary dwelling (STCA), making it as practical as it is picturesque.

While the home is comfortable and well maintained, it also presents an exciting opportunity for a new owner to modernise and further enhance, taking an already substantial residence to an even higher level and capitalising on the strength of the land, location and existing improvements.

Practical features have been thoughtfully incorporated, including solar power, Crimsafe security doors, two phase power and a near new Tolex system, supporting

### Listed By

Shane Colquhoun  
Phone: (07) 5578 1744  
Mobile: 0414 255 465

