

# 11 Knight Crescent, Nerang, Qld 4211

## Sold House

Tuesday, 15 August 2023

**LJ Hooker**  
Solutions Gold Coast

11 Knight Crescent, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 618 m<sup>2</sup>

Type: House

**\$752,500**

An incredible buying opportunity represents itself with this neatly presented family residence positioned on an expansive 618m<sup>2</sup> block with vehicle access for those buyers needing to park a boat, trailer or caravan. Featuring beautifully manicured gardens with a fine assortment of fruit trees this home has just become vacant and will appeal greatly to anyone needing a quick settlement. Please ensure your attendance at the open home to avoid missing out! This Property Also Includes; Great size 618m<sup>2</sup> block with vehicle access and loads of space for those needing to store a boat trailer or caravan Current rental appraisal of approximately \$700-\$720 per week for the investors Single carport and single converted garage which can easily be converted back to a garage if required Open plan tiled living scheme, air conditioned for your family's comfort Separate laundry and bathroom at the rear of the converted garage Impressive covered entertaining area at the rear of the home, an amazing spot to host your friends and family A fine selection of fruit trees throughout the manicured gardens Large front verandah, an ideal spot to enjoy your morning coffee Renovated kitchen featuring an SS oven, electric cooktop and dishwasher Three good size bedrooms all with fans and built in robes, plus the converted garage currently set up for use as another bed / rumpus area, offering potential for a dual living arrangement down the track subject to council approval Master bedroom featuring its own ensuite Main bathroom with bathtub, shower and separate toilet provided Brand new carpet installed to all bedrooms Garden shed to help store the tools and toys Incredible position just walking distance from Nerang High School, Little Scholars School of Early Learning Nerang and two of the local bus stops. Quick access also provided to the M1 and Nerang Train Station for anyone needing to commute for work. To enquire about this property, please contact Michael Folkard from LJ Hooker Gold Coast today! Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.