

**123 Dugandan Street, Nerang, Qld 4211**



**Sold House**

Tuesday, 23 January 2024

123 Dugandan Street, Nerang, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 700 m2**

**Type: House**



Sean Healy  
0755960055



Ashton Koehler  
0755960055

**\$797,000**

Found in the sought after 'Clearview Estate' sits this vacant 3 bed 1 bath double garage home ready for its new owner. On a large 700sqm block this home has ample storage for extra vehicles, caravans, boats, trailers etc. Set back from the hustle and bustle of the Gold Coast this home is minutes from local walks & nature trails while also a short 7 minute drive to all local amenities. Being vacant this home is ready to be SOLD and settled ASAP. 123 Dugandan Street features:- Master bedroom with ceiling fan, walk through robe into ensuite/two way bathroom- 2 spare bedrooms both with carpet, built in robes, AC - Main bathroom with bath and shower- Kitchen with ample bench and storage space- Open plan kitchen and dining area with easy outdoor access- Separate living room with split system Air Conditioning- Covered outdoor entertaining area overlooking yard and water feature- Backyard has manicured low maintenance gardens, veggie patches and storage shed- Front yard with double garage, wide double parking inside gate and storage shed- Fully fences 700sqm block, neat and tidy home ready for it's next owners straightaway Annual Rates: \$1,400 approx. Annual Water: \$1,200 approx. (depends on usage) Rental Appraisal: \$680 to \$720 per week Age of home: Approx. 34 years School zones: Primary - Nerang SS Secondary - Nerang SHS Local private & early leaning schools available in Clearview Early Learning Kindergarten, Silkwood School, St Bridgids Primary School and Emmanuel. 1 min to Local Bus Stop on Dugandan St 4 min to St Bridgids Primary 7 mins to Local Shopping Centres - Woolworths, Coles, Bunnings etc 8 mins to M1 Access 9 mins to Mt Nathan Winery This home is not one to be missed, in such a desired location it will not last long. Contact Ashton Koehler or Sean Healy today to secure your inspection time and any extra information. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.