

173 Dugandan Street, Nerang, Qld 4211



Sold House

Monday, 14 August 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 834 m2

Type: House

\$905,000

Presentation+Location, Massive 5 Bed 3 Bath Home+Pool/Spa - Country Outlook+City Conveniences - Genuine 3 Generation Dual Living – A Rare Find This large, move-in-ready home will certainly appeal to many buying groups because of its optionality. It can be a home that offers independence to that teenager (with separate entrance) as well as providing the older generation with completely independent living of one or two bedrooms (again with their own entrance). Its also a very valuable rental proposition in this current climate Then again it will suit the large family as it offers 5 bedrooms plus full entertainment and pool facilities. Maybe you want to work from home, the rumpus room (currently used as a man cave) will give you heaps of space. Truly I urge you to look at the site plan provided in detail as it has many possibilities. What is in no doubt is the desirability of this residential district which is very family centric with that friendly country feel and yet, you are really are a short drive from everything you need. Where else could you see the local pony club in action whilst just being 25 minutes from frolicking in the surf. And, at a time of massively rising energy costs, it would be remiss of me to not mention the powerful solar system with its battery backup. Check the attached photo of the roof and you tell me how many panels there are there. This ensures our vendors electricity bills are ZERO! Final comment: There's a lot to take in with this tip-top home, so I suggest you read my detailed summary below and cross reference each point with the site plan. This will appeal to many buyer groups so make it a priority to come to the open home for a 'boots on the ground' inspection of this rare-to-find home. Features include

- Proud, family-centric residential district with that friendly country 'feel'
- Ideal 834m block – top of hill – mountain views & coastal glimpses of the Surfers Paradise skyline
- Large, well-presented 235m 5 bed 3 bath brick & tile home with plenty of optionality
- Could be a 1 or 2 bed dual living dwelling with full facilities and separate entrance
- Ideal for intergenerational living or rent out
- The large (6.0m x 5m) rumpus room could be a dry separate living residence, man/chick cave or large work from home office – the choice is yours
- Off-street parking for 4 vehicles
- New colorbond fencing on three sides + electric gate to street
- Roof tiles repointed & repainted in recent times
- 10Kw solar system with 19+ panels + battery backup - shreds all electricity bills
- Large, covered porch entry makes for an ideal location for that quiet early morning cuppa
- Security screens & doors throughout gives you peace-of-mind
- Upon entering the carpeted formal sunken living room (4.3m x 3.9m) is to your left
- To your right is the tiled open plan living area of dining, family, and kitchen with AC & fan
- The roomy, walk-through kitchen has a breakfast bar for five
- Great cupboard, bench & drawer space for those kitchen appliances
- Black ceramic hob + wall oven + Westinghouse dishwasher (just 2 months old)
- Off the kitchen is that tiled, air conditioned, rumpus room
- It's ideal as an office with the high speed NBN connection
- Separate laundry
- The main home could be 2 or 3 beds + that rumpus room
- The completely separate dual living combination could be 1 or 2 bedrooms with full kitchen & bathroom facilities + separate (see site plan)
- The timber-floored master bedroom (5.3m x 3.5m) opens to entertaining/pool area
- Master BR has a large walk-in robe, mirror door built-ins & ensuite master + AC + fan
- Bedrooms 2 & 3 share the main bathroom facilities
- The bathroom can double as a powder room for guests
- Large sun-shaded entertainment area – ideal family BBQ's and parties
- Delightful salt chlorinated pool with spa – properly 'glass fenced' + all pool equip
- 2 steel sheds – both with power connected
- New hot water system
- Newly painted inside
- 4 separate Air Conditioning units keep the entire home comfortable – year round
- Attractive, established, low-maintenance gardens (formerly the Nerang garden of the year winner)
- Extremely kid and pet friendly
- Central to everything – 10 mins to shopping centre, 14mins to Nerang Train Station, Public Bus facilities, close to private, primary, and High schools – 25 minutes to the surf

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.