

# 18 Saxon Court, Nerang, Qld 4211



## Sold House

Friday, 5 April 2024

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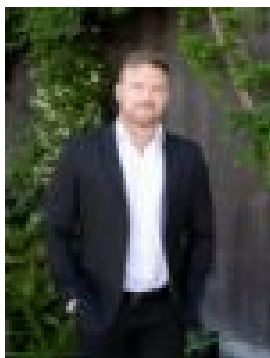
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 662 m2

Type: House



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**\$800,000**

Welcome To The Best Buy In Nerang Right Now! Introducing 18 Saxon Court, an exceptional opportunity to secure a strategically positioned family home in this highly sought-after enclave of Nerang. Offering ample space and immense potential, this vacant, blank canvas property is ready and waiting for the savvy buyer eager to infuse their personal style and enhance its value in its super convenient, central location. Set in a quiet cul-de-sac street, this single level solid brick and tile home features a spacious floor plan with three good sized bedrooms, one bathroom, double tandem carport, big yards and an impressive outdoor undercover patio with wonderful entertaining potential. This family home makes for a great investment or first home and presents an incredible opportunity to start fresh and create a home of your dreams. With great bones and close to all amenities, do not delay an inspection, they do not last long in this great location. All offers will be brought to the sellers! Property highlights: \* Absolutely going to be sold - Sellers have bought elsewhere, given clear instructions must be sold! \* Vacant and ready to move into immediately! \* Generous 662m2 block \* Convenient location - Situated in a quiet family friendly cul de sac street close to schools \* 3 good sized bedrooms all with built-in robes \* Master bedroom features air conditioning \* Ceilings fans all throughout the home \* Updated kitchen with island bench, plenty of cupboards and bench top space \* Air-conditioned, bright open plan living/dining area \* Rear undercover BBQ alfresco area - great potential for entertaining all year round \* Main bathroom with bath & shower plus a separate toilet \* Colour bond fencing \* Large tandem double carport \* Masses of room for the kids and pets to play and run around safely \* Two separate lockable storage sheds \* Rainwater tank in rear yard \* Separate Laundry \* Abundance of room for a pool plus parking of cars, caravans or trailers \* Freshly landscaped lawns and surrounds \* Council Rates \$1,207 bi-annually approx \*\* Water rates \$416 per quarter approx \*\* 1 mins to Nerang State High School \* 3 mins to the M1 north/south access \* 4 mins to Nerang Fair Shopping Centre/Coles/Gym/Cafes \* 4 mins to Bunnings Nerang \* 5 mins to Nerang Train Station \* 15 mins to Griffith University & Gold Coast University Hospital \* 20 mins to Surfers Paradise \* 20 mins to Broadbeach \* Motivated sellers, all offers in writing will be considered! Wonderful "family friendly" neighbourhood location close distance to all the Gold Coast has to offer. Nerang is extremely handy to the M1, major bus routes, rail, beaches, golf courses as well as to major schools including Nerang State School (1.8km), Nerang State High School (200m) and St. Brigid's Catholic Primary (720m). Fantastic opportunity here and is ready immediately for one lucky family to call it their home today. Contact Ryan now to arrange your viewing. Absolutely will be sold so get in fast!!! 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.