

**2/3 The Avenue, Nerang, Qld 4211**



**Duplex/Semi-detached For Sale**

Wednesday, 17 April 2024

2/3 The Avenue, Nerang, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 168 m2**

**Type:**

**Duplex/Semi-detached**



Andrew Davidson  
0755960055

## Offers Over \$795,000

Here it is! Fully renovated, single level, three-bedroom duplex with two bathrooms & double garage. Perfect for downsizers and first-home buyers, this stylish, well-presented home requires no extra work. Features an insulated wrap-around covered alfresco area, which flows seamlessly from the lounge area through a double sliding door. Low Maintenance yard and with no body corp. • Three bedrooms - All with built-in robes & ceiling fans • Two Bathrooms • Double Automatic Garage & off street parking • Air-conditioned Main Bedroom with huge Ensuite • Large modern kitchen with subway style tiling, central island bench & dishwasher • Large 5 burner Gas cooktop with wok burner & range hood • Airconditioned open plan living with dining area • Access the covered entertainment area from three different sliding doors • 600mm tiling throughout all living areas • Entrance vestibule with study/office nook • Separate laundry room • Courtyard off main bedroom • Pet friendly lawn area • Secure low maintenance fenced yard • Large entertainment deck with covered insulated pergola • Instant Gas hot water • Built in 2010 • No Body Corp - semi-detached house • Vacant possession - owner occupied. Positioned in a well established central Gold Coast suburb within walking distance of the Nerang River and Parklands. Walking distance to Nerang State School and a short drive to St Brigid's Primary School. Close to the aquatic centre, RSL, cinemas, all local shopping centres & supermarkets. Local public transport facilities are all easily accessible from this convenient central location as well as the M1 for those needing to commute for work. Come meet Andrew Davidson and the Raine & Horne team at one of our scheduled viewings before you miss out! Disclaimer: All the information provided to you in our marketing material, has been sourced from third parties, and effort has been made to ensure the accuracy and thoroughness, please note we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Raine and Horne Nerang | Carrara makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only, for marketing purposes.