

**22 Crusader Way, Nerang, Qld 4211**



**House For Sale**

Wednesday, 24 April 2024

22 Crusader Way, Nerang, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$850,000**

Nestled in a sought-after location, this charming 3-bedroom, 2-bathroom home is a standout in its category. Step inside to discover a spacious layout, creating an airy and inviting atmosphere throughout. The north-facing orientation floods the living spaces with natural light, enhancing the warmth and comfort of the home. The master bedroom features an ensuite and ample cupboard space, offering a peaceful retreat. Two additional well-appointed bedrooms provide versatility, with one including a convenient study nook ideal for remote work or study sessions. A separate toilet adds practicality, while the generous lounge room provides the perfect setting for relaxation or social gatherings. Outside, the property continues to impress with a large 2-car garage providing ample storage and parking space. The kitchen boasts plenty of storage cupboards, catering to your culinary needs. A good-sized laundry area completes the functional layout. Privacy is paramount here, thanks to thoughtful design and landscaping that creates a tranquil sanctuary. This home is a rare find, combining practicality with comfort and offering a lifestyle that suits families and professionals alike.

**Key Features:**

- 3 bedrooms and 2 bathrooms, including master with ensuite
- North-facing orientation for abundant natural light
- Spacious lounge room for relaxation and entertaining
- Study nook in the second bedroom
- Modern kitchen with ample storage
- Large 2-car garage with extra storage space
- Good-sized laundry area
- Separate toilet for added convenience
- Thoughtful landscaping for privacy
- Security screens throughout
- Current rental appraisal \$750.00 to \$ 850.00 per week (approx.)
- Council Rates: \$1,893.72 per annum (approx.)
- Water Rates: \$1042.64 per annum (approx. - excluding usage)

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 is also provided to the M1 and Nerang Train Station for anyone needing to commute for work.

**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. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.