

# 23 Inverness Court, Nerang, Qld 4211

## House For Sale

Wednesday, 1 May 2024



23 Inverness Court, Nerang, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 484 m2**

**Type: House**



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## Offers above \$850,000

Nestled within the peaceful embrace of a quiet cul-de-sac, this charming residence offers the epitome of comfortable living. Experience a home where thoughtful design meets practicality, offering ease and functionality in every corner. The open-plan living area effortlessly extends into the backyard, fostering a seamless transition between indoor and outdoor spaces. This harmonious connection allows for a constant flow of fresh air to permeate the home, creating an atmosphere of openness and tranquility. Amidst the botanical beauty of the property, frangipani trees and a flourishing avocado tree grace the landscape, and a fully fenced low-maintenance yard ensures plenty of space for both children and pets to play and roam freely. The undercover entertaining area, offers a perfect spot for rest and relaxation and is ideal for hosting gatherings and creating those lasting memories. Located within walking distance of St Brigid's Primary School, Little Scholars School of Early Learning Nerang and the local convenience store. Access to the M1, Nerang Train station and the Nerang River for a spot of fishing is only a short car ride away. Ideal for first home buyers seeking a sanctuary to call their own or savvy investors looking to make their mark in the vibrant Gold Coast market, this home offers endless possibilities. Don't miss out on the opportunity to experience the charm and convenience this property has to offer. Boasting:

- Master bedroom fan, large built-in, carpeted
- Two extra bedrooms both with built ins and carpeted
- Ensuite with shower, vanity, and toilet
- Functional kitchen with dishwasher, and plenty of cupboards
- Open plan living, dining, and kitchen area air-conditioned
- New curtains in living and master bedroom
- Separate laundry
- Large undercover patio for entertaining
- Internal access to auto double lock-up garage
- Freshly painted walls and floors in the garage
- Large fenced grassed area for pets/children
- Solar panels for energy efficiency
- Land size 404 sqm
- Age approximately 2002
- Rendered home with tiled roof
- Off street parking with room for caravan, boat etc
- Great street appeal in a quiet cul-de-sac
- Land size 404 sqm
- Age approximately 1996
- Rates 6 monthly approx \$978
- Water \$360 approx
- Rental approx \$800 pw

Disclaimer: We have in preparing this information used our best endeavors 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.