

55 Merloo Drive, Nerang, Qld 4211



Sold House

Friday, 13 October 2023

55 Merloo Drive, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1500 m2

Type: House



Tracey Wilson

0755930044

\$1,060,000

Nestled on a spacious 1500m² block within the coveted Clearwater Estate, this stunning family home is ready and waiting for you. Welcome home! As you step through the secure electric gate, the feeling of home surrounds you. This family residence offers a myriad of opportunities to craft your dream oasis. Privacy and security are at the forefront of this residence. It comprises three bedrooms, a master with a private ensuite, a modern, fully-equipped kitchen, and a versatile multi-purpose room, perfect for kids or readily convertible into a fourth bedroom or expand the living area. With multiple living and entertaining spaces, relaxation is effortless, providing everyone with their own area to unwind and enjoy. The expansive lawn and meticulously tended gardens create an ideal space for children and four-legged family members to relax and play in a safe environment. Completing this haven is the sparkling in-ground pool, surrounded by a resort-style entertainment area, offering captivating views of the well-maintained gardens and the enchanting parkland beyond.

PROPERTY HIGHLIGHTS- Master with BIR, split system air-conditioning, ceiling fan and ensuite- Two additional bedrooms, both with BIR and ceiling fans- Main bathroom with separate bathtub, shower and toilet- New contemporary kitchen featuring top-quality appliances such as an electric pyrolytic oven, a dishwasher and a breakfast bar adorned with a stone benchtop- The ceiling fan and air-conditioning provide all-year comfort in the open-plan living, dining and kitchen- Spacious covered outdoor entertaining area with a ceiling fan, insulated roofing and epoxy flooring, perfect for open-air enjoyment- An additional resort-style entertainment zone featuring a built-in BBQ and bench, timber deck that overlooks the shimmering in-ground pool, and a see-through glass fence that preserves uninterrupted views of the enchanting manicured gardens and breathtaking park scenery- Low-maintenance gardens that offer three tiers of lush lawns leading to direct access to the adjacent parkland at the rear of your property, effectively extending your living space - an ideal extra playground for the kids- Double carport with an expanded reinforced concrete driveway (slab thickness can house a 13 tonne truck) providing a versatile solution for additional parking or a well-suited space for your motorhome, boat or trailer - The front of the house, with its high-pitched shade sails, opens up a world of opportunities, whether it's for extra car parking, a secure play area for children or a safe space for your beloved pets- A versatile multi-purpose room, ideal as a teenage retreat or a potential fourth bedroom- Large Laundry with storage space- A Cubby house for the little ones to play- Secure remote electric gate- Private, secure, fully fenced, usable 1,500m² easy-care block with rear parkland access- Termite Barrier around the perimeter of the home- Irrigation system has been installed in the front and side sections of the property- Uninterrupted parkland views with stunning sunsets- 6.5kw Solar system- Garden Shed- Aspect - South-East- An assortment of fruit trees, including Mulberry, Mango and Banana, all of which bear fruit

FINANCIALS-
GCCC Rates - \$1,600.00 approx. per half year- GCCC Water - \$1,200.00 approx. per year- Rental Appraisal - \$1,000 to \$1,100 per week

This wonderful family home is not just a dwelling; it's a canvas for a life well-lived. From the modern kitchen to the inviting entertaining spaces, from the tranquil parkland views to the captivating outdoor oasis, every corner of this property exudes relaxation and comfort. Your dream lifestyle awaits, where family living, entertainment and versatility come together in perfect harmony. There is an endless list of impressive features on offer with this property, and it is a must-see to truly appreciate the immaculate condition and outstanding value for money. This property boasts a convenient central location, with schools, shops, and amenities only a few minutes away, and multiple access points to the M1 motorway. Contact Tracey Wilson 0433 253 167 today to arrange a viewing and get ready to make unforgettable memories in this fantastic family home!

Disclaimer: We have in preparing this information used our best endeavours 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 purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.