

60/11 Eden Court, Nerang, Qld 4211

Duplex/Semi-detached For Sale

Thursday, 13 June 2024

LJ Hooker
Solutions Gold Coast

60/11 Eden Court, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



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Expressions of Interest

Immaculately presented duplex located within the highly desirable Riverside Park Estate in Nerang. This spacious home has been refurbished by its loving owners and is "move in ready" with no immediate work required. Ideally suited to those purchasers looking to downsize to a more low maintenance lifestyle this property features manicured gardens, a large fenced rear yard and plenty of covered parking space for those needing to park more than one vehicle under cover. Riverside Park features an amazing resort style pool and BBQ area for you to enjoy at your leisure and you will be blown away by how well maintained and secure the estate is. Please ensure your attendance at the open home to avoid missing out! This Property Also Includes; Spacious open plan living scheme with an abundance of natural lighting Single auto lock up garage with internal access provided to the home plus a single carport Loads of additional visitor parking spots for your guests directly opposite the home Fully enclosed yard space at the rear featuring manicured gardens and plenty of room for the children and pets to play Ducted air conditioning throughout the home including the bathrooms to help keep the family comfortable year-round regardless of the weather conditions Pet friendly estate subject to body corporate approval Three generous upstairs bedrooms all with fans and built in robes Master bedroom featuring a walk through robe and good size ensuite with double vanity Main bathroom upstairs with shower and bathtub provided plus a separate powder room LED downlights installed to help keep the power bills to a minimum Resort style pool and BBQ area within the gated grounds to use at your leisure Gorgeous white plantation shutters installed throughout the home Covered alfresco space extending from the living room, a phenomenal spot to enjoy an afternoon drink with friends Stunning galley style chef kitchen featuring stone benches and updated appliances Impressive upstairs Juliet balcony which can be access from the second and master bedrooms, the perfect spot to enjoy your morning coffee while you take in that incredible north aspect at the rear of the property Sperate laundry plus a downstairs powder room for added convenience Outgoings Very reasonable weekly body corporate of approximately \$54 including building insurance, public liability insurance, maintenance of the common grounds and use of the swimming pool and BBQ facilities Council water and sewerage charges of approximately \$400 per quarter Council rates charges of approximately \$1,430 per annum An insanely convenient location just walking distance to the Nerang Train Station and minutes from the M1, the Heritage Bank Stadium, the Commonwealth Games Sporting Precinct and the incredibly popular Emmanuel College in Carrara. Please be quick to register your interest as this stunning duplex will not last long! This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.