

# 7 The Avenue, Nerang, Qld 4211

## Sold House

Thursday, 14 September 2023

7 The Avenue, Nerang, Qld 4211

Bedrooms: 5

Bathrooms: 2

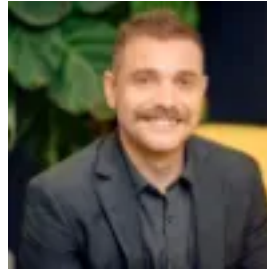
Parkings: 5

Area: 809 m2

Type: House



Andrew Davidson  
0755960055



Danny Russo  
0755960055

## Contact agent

Located in the sought after Birribi Park district of Nerang, this single level house boasts a Granny flat which is separately metered for a passive income or extended family. Situated on a generous 809 sqm land area, there is plenty of room for outdoor activities and entertaining. Whether it's hosting a barbecue or enjoying a quiet evening under the stars, this property offers endless possibilities. The property is located just minutes from major shopping, schools, cafes, restaurants, library, and the Nerang cinema. It is also a short drive to the walkways and boat ramps of the Nerang River. With a rental return appraisal of \$1000 per week it is an ideal addition to a property portfolio too. Features include:

**MAIN HOUSE:**

- 4 Bedrooms (Large fourth can be utilised as another living area or rumpus)
- Lounge Room and separate Dining area
- Huge 9m x 4m Undercover Outdoor Entertainment area
- Central Kitchen with dishwasher, ceramic hob, oven, pantry and heaps of cupboard storage
- Main Bathroom with shower and bath
- Separate Powder room area and toilet
- Tandem Garage/Workshop & Triple Carport
- Large separate garden with separate shed space
- Two Air-Conditioning Units
- Fans located in each individual room
- Laundry room with large linen press

**GRANNY FLAT:**

- One Bedroom with robes and ceiling fan
- Ensuite Bathroom
- Lounge & Dining area
- Kitchen/Laundry
- Airconditioning & Ceiling Fans
- Separate Fenced Garden and shed space access
- Separate Entry
- Separate Meters

Rental Return Appraisal : Approx. \$1000 per week  
Block Size: 809m<sup>2</sup>  
Call Andrew Davidson on 0411760600, or meet the team from Raine & Horne Nerang/Carrara at one of our scheduled viewings before you miss out!

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