

8 Knight Crescent, Nerang, Qld 4211

WELCOME CHANGE *realty*

House For Sale

Thursday, 13 June 2024

8 Knight Crescent, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 606 m2

Type: House



Robyn Wigmore



Stewart McLeish
0435150281

\$849,000+

Here's your opportunity to step into the Gold Coast property market! This beautifully presented, single-level, brick and tile home sits on a generous 606 sqm block, with a fully fenced backyard for pets. Boasting three bedrooms (plus small study) and two bathrooms, the residence offers ample space for the family with two inviting living areas and a good-sized kitchen. Enjoy the benefits of solar power, ducted air conditioning and ceiling fans, ensuring energy efficiency and year-round comfort in the beautiful Queensland climate. The spacious covered outdoor entertainment area is ideal for hosting small or large gatherings, while the single auto lock-up garage, single carport, and additional parking pads provide plenty of space for cars, trailers, boats, caravans, and other 'toys'. Situated in a quiet, leafy cul-de-sac, this home is centrally located near schools and shops, making it an excellent choice for first home buyers, investors, or downsizers. It's realistic pricing ensures a quick sale, offering a fantastic opportunity to secure a well-maintained property in a desirable location. Don't miss out on this incredible chance to call 8 Knight Crescent your new home. Please note: Offers close on Monday, 24th June at 1:00pm. Contact Robyn or Stewart for the link to make a digital offer. FEATURES INCLUDE- Single level, brick & tile home- Built in 1990 on a 606 sqm block - 3 bedrooms - master with ensuite- Convenient 'study nook' or nursery- Main bathroom with separate toilet - Open plan living/dining room off kitchen- Separate lounge room at front of home- Covered outdoor entertainment area - Good sized kitchen with dishwasher- Single auto lock up garage with laundry at rear - Single carport - Loads of extra parking pads for trailer, boat, caravan, jet ski etc - Ducted, zoned air conditioning & ceiling fans- Garden shed, water tank, 8x solar panels- Quiet cul-de-sac walking distance to high school- Ideal for first home buyers, investors, downsizers - Rental appraisal \$750 - \$820 per week- Priced realistically for a quick sale See you at the first open home and don't miss out on this fantastic opportunity! FANTASTIC LOCATION Apart from its affordability, living in Nerang offers a blend of natural beauty, convenience, and community-focused living that residents value. Nerang offers a country town feel, offering a unique blend of community warmth and the vibrancy of city life.- Easy access to the M1 south, 5 mins, 2.4km- Quick access to the M1 north, 6 mins, 3.7km- Nerang Station (express to Brisbane CBD & airport), 7 mins, 3.5km Shopping - Nerang Fair, 4 mins, 1.6km (Coles etc)- Nerang Mall, 3 mins, 1.8km (Woolworths etc)- My Centre Nerang, 4 mins, 1.9km (Coles, Aldi, Dan Murphys etc) - Nerang Farmers Market, Sunday 6.30am - 12 noon, 4 mins, 2.0km- Bunnings, 4 mins, 2.0km- Officeworks, 5 mins, 2.5km Recreation - Country Paradise Parklands (events, sports & leisure), 4 mins, 2.7km- Bischof Pioneer Park (picnics & playground), 4 mins, 2.1km- Nerang National Park (scenic walking trails & views), 7 mins, 3.0km - Nerang Velodrome, 5 mins, 2.7km- Kamholtz Fenced Agility Dog Park, 4 mins, 2.1km- Nerang Cinemas (cheap!!), 4 mins, 1.9km- Nerang RSL, 5 mins, 2.2km- Nerang Community Bowls Club, 3 mins, 1.8km- Hinterland Hotel (Nerang Tavern), 4 mins, 2.1km- Historic Rivermill, 14 mins, 13.3km- Beautiful Broadwater Parklands, 20 mins, 12.0km- Broadbeach, 19 mins, 13.5km- Surfers Paradise, 19 mins, 12.1km- Nerang offers a variety of dining options, ranging from cozy cafes to vibrant restaurants - far too many to list! Education- Nerang State High School, 6 mins stroll, 450m- St Brigid's School, 11 min walk, 800m- Nerang State School, 5 mins, 2.4km- Silkwood School (Junior & Middle), 8 mins, 5.6km- Childcare Centres - too many to mention within a 5 min radius! - Nerang Library, 4 mins, 1.8km Nerang, nestled in the heart of Queensland's Gold Coast, boasts a myriad of advantages for its residents. With its picturesque surroundings, including lush greenery and tranquil waterways, Nerang offers a peaceful escape from the hustle and bustle of city life while still being conveniently located near major urban centres. Residents enjoy easy access to a range of amenities, including shopping centres, restaurants, and recreational facilities. Nature enthusiasts can explore the nearby hinterland with its stunning national parks and hiking trails, while water lovers can indulge in various water sports on the nearby rivers and lakes. Additionally, Nerang provides excellent educational opportunities with quality schools and libraries, making it an ideal place for families. Disclaimer: While care has been taken in the preparation of this information, the particulars are set out as a general guide only. All plans and models are illustrative only. All interested parties should make their own enquiries. Everyone who visits our open homes will need to check in through our Welcome Change Realty QR code. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.