

9 Riverina Court, Nerang, Qld 4211

House For Sale

Thursday, 18 April 2024

9 Riverina Court, Nerang, Qld 4211

Bedrooms: 4 Bathrooms: 3 Parkings: 2 Area: 420 m2 Type: House



Grant Cassandra Stephens
0402888397

Auction

*No inspections until Saturday 27th April Set in the picturesque Riverina Estate, this beautiful four bedroom Metricon home is the ideal family sanctuary with plunge pool, fenced yard and many extras included. Completed December 2022, this home enjoys a clever use of space with three living areas, security upgrades, energy saving solar and even an EV charger in the garage. No need to find land, a builder and an architect - it's all been done right here - ready to go. Just move straight in and enjoy the Riverina lifestyle today!

THE HOME

Upstairs:- Four large bedrooms including the master bedroom (three bedrooms in a separate wing) - Three bathrooms with stunning décor - Rumpus room with natural light

Downstairs:- Media room with built in media entertainment unit - Lounge room off the kitchen and alfresco with built in media entertainment unit - Easy care wooden laminate floors - Clever kitchen with stone benches, walk in pantry, gas cooking and breakfast bar - Dining area leading to the alfresco - Third living area that could be a bedroom, office or teenage retreat - Separate laundry - Powder room - Oversized garage (extra width for a workshop area) - Saltwater plunge pool with deck - Under-stair storage room - Alfresco entertaining porch - Secure yard ideal for pets or children to enjoy

5 minutes from Emmanuel College and Heritage Bank Stadium for sports fans! 5 minutes drive to Benowa Village 15 minutes drive to Broadbeach

Features:- Ducted 20.3kW ducted reverse cycle Fujitsu inverter air-conditioning - 2.55m ceilings on both levels - Stoddart 6.6kW solar system with 34 panels - Solax power EV car charger - Downstairs square set cornice - Soft close drawers in kitchen - Remote control roller blind to the alfresco - Gas bayonet points added to Sitting Room and Family Room - Remainder of builder's warranty - Crimsafe screens, security UV film to windows, CCTV cameras and alarm

RIVERINA - GOLD COAST

Set on the Nerang River, this estate has only 181 home sites, most of which are already sold out! Close to Nerang Train Station and the Pacific Motorway, commuting is easy. Make the most of 3.8 hectares of open parkland, established trees and expansive skies above. At the heart of it all, a beautiful 2.8 hectare inland lake; a picturesque setting to sit by and take pleasure in. This is a genuine sanctuary - 16.5 hectares of tranquillity, fresh air, flora and fauna. Nature at its finest. Whether relaxing by the waterfront or out for a walk, you'll always be in your natural element. As part of the masterplan (planned to be completed by end of 24):-

Gymnasium - Resort Pool - Tennis Court - Cinema - Café - Library - Playground - Boating berths

Financials:- GCCC Rates: \$1800 pa/\$35 pwk - Water Rates: \$1500 pa/\$28 pwk - Projected Rental Return: \$1,000 - \$1,100 pwk - Body Corporate Fees: \$70pwk

Auction Details:-

Auction on-site Saturday 11th May at 2:00pm - Deposit withing 2 business days (5-10%) - Settlement: 90-105 days (to be confirmed) - Offers considered prior to auction - Identification required to register

Do not go through the motions of trying to find land, a builder and an architect - it's all been done right here - ready to go. Just move straight in and enjoy the Riverina lifestyle today!

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. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.