

# amir prestige



## 35 Balyando Drive Nerang QLD

3 2 2

Rediscover life's simple pleasures in a renovated home that embraces comfort, family-friendly functionality and dual living. Single level and sitting on a generously sized 763m<sup>2</sup> block, the clever design places the Freedom kitchen at its heart, so you can prep meals while keeping an eye on the kids in the pool or backyard. Plus, enjoy the seamless connection with the alfresco entertaining deck, which acts as a natural extension of the indoors. Here, make memories with guests or relax and watch the fun unfold in the sparkling pool.

Additionally, the home is configured with three bedrooms, a living and dining room that can be closed for extra privacy, and a modern bathroom with handy access to the outdoors. Parking is plentiful too, with an extra-high double carport and room at the side and rear for a trailer or van. The backyard is also a prime spot to soak up sunsets or gather

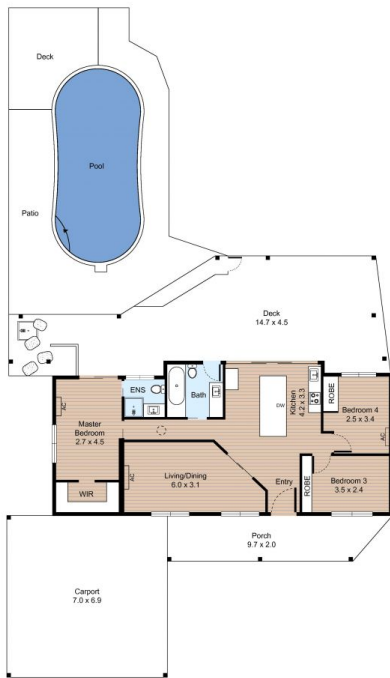
**Price** : \$ 870,000  
**Land Size** : 763 sqm  
**View** : <https://www.amirprestige.com.au/sale/qld/go/ld-coast/nerang/residential/house/7725044>



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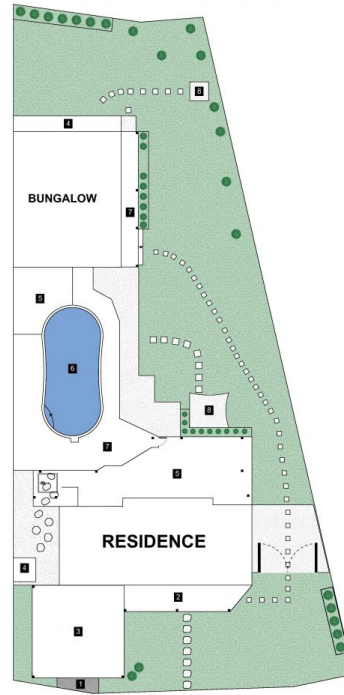
5 Bed 3 Bath 2 Car



FLOOR PLAN



BUNGALOW



SITE PLAN

## LEGEND

1. Driveway
2. Porch
3. Carport
4. Shed
5. Deck
6. Pool
7. Patio
8. Outdoor Seating

Internal : 96m<sup>2</sup>  
External : 210m<sup>2</sup>

