



63/1 Boulton Drive, Nerang

Invest Now, Move In Later | Fully Furnished Apartment with 2 Secure Car Spaces

Offering the perfect blend of immediate investment returns and future lifestyle flexibility, this modern apartment presents an outstanding opportunity for investors and owner-occupiers alike. Currently leased until February 2027, you'll enjoy secure rental income from day one, with the option to make it your own home in the future.

Perfectly positioned on the fourth floor with effortless lift access, this apartment is nestled within a secure, resort-style complex offering an enviable lifestyle.

The apartment captures peaceful green views and glimpses of the Surfers Paradise skyline. Sold fully furnished and complete with two secure car spaces, this is a low-maintenance opportunity in a location renowned for convenience and strong rental demand.

Property Features
Two spacious bedrooms, including master with walk-in robe, ensuite and private balcony
Two modern bathrooms

2 2 2

FOR SALE
Offers Over $750,000

VIEW
By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Contemporary kitchen with stone island bench, gas cooktop and dishwasher
- conditioned living area and master bedroom

Separate study nook, ideal for working from home
Covered balcony with relaxing outlook
Two secure tandem basement car spaces
Sold fully furnished
- friendly complex (subject to Body Corporate approval)

Resort-Style Amenities
Swimming pool
BBQ and entertaining area
Secure gated entry
Lift access and intercom
Investment Highlights
Secure tenancy in place until February 2027
Rental income of $730 per week
Body corporate approximately $110 per week
Fully furnished for a seamless investment transition
- maintenance holding in a high-demand rental location

Location, Convenience & Lifestyle
One of the apartment's standout features is its exceptional location. Just a short walk to Nerang Train Station and minutes from the M1 Motorway, commuting to Brisbane or anywhere on the Gold Coast couldn't be easier.

Enjoy easy access to Robina Town Centre, Carrara Stadium, Pacific Fair, Broadbeach beaches, major shopping precincts, schools and sporting facilities, all while enjoying the security and lifestyle benefits of a well-maintained resort-style community.

Whether you're building your investment portfolio, securing a future home, or seeking a property that offers both income and flexibility, this is an opportunity not to be missed.
Buy now, enjoy the income, and keep your options open for the future. Properties offering a secure long-term tenancy, full furnishings, resort-style facilities and rare dual-car accommodation are increasingly hard to find.

Disclaimer:
Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

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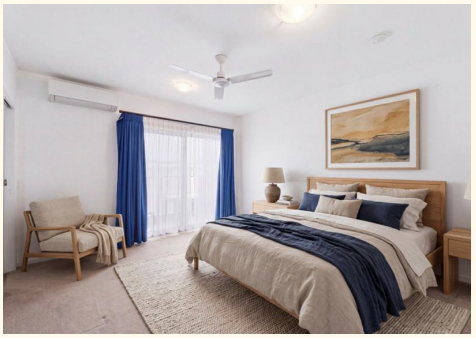
MORE DETAILS

Property ID	5JESF41
Property Type	Apartment
House Size	87 m2
Including	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes











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TOTAL: 89 m2

EXCLUDED AREAS: BALCONY: 12 m2,

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

JULIE CUMMING 0404 453 397

LJ Hooker
Solutions Gold Coast

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LJ Hooker