



8 Medellin Place, Nerang

CHEAPEST HOME ON THE COAST???

Set in a peaceful cul-de-sac location just a stone's throw away from the picturesque Nerang State Forest and offering potential buyers an incredible investment opportunity not to be missed. With great long-term tenants in place currently paying \$700 per week until March 2026 who would be happy to stay on for an investor, this property could just be the perfect addition to your investment portfolio.

Positioned on a low maintenance flat parcel of approximately 416m² this charming home has been refurbished internally and represents a phenomenal buying opportunity not to be missed. We welcome your attendance at the inspection!




This Property Also Includes:

3 Bedrooms with low maintenance timber look flooring installed

Beautifully tiled floors throughout the other areas of the home

Functional chef kitchen with timber benchtop, SS oven and range

Tastefully refurbished main bathroom with shower, bathtub and

3  1  3 

FOR SALE
UNDER CONTRACT

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.

 **LJ Hooker**

separate toilet provided

Separate laundry

Low maintenance flat useable block of approximately 416m2

Covered outdoor entertaining area extending out from the internal dining section

Located literally just meters away from the incredibly beautiful Nerang State Forest and all of its world class hiking and mountain biking trails. Access to the Nerang Train Station and M1 provided within minutes from this super convenient and central location for anyone needing to commute. Please act quickly to avoid disappoint!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

MORE DETAILS

Property ID	5HE6F41
Property Type	House
Land Area	416 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

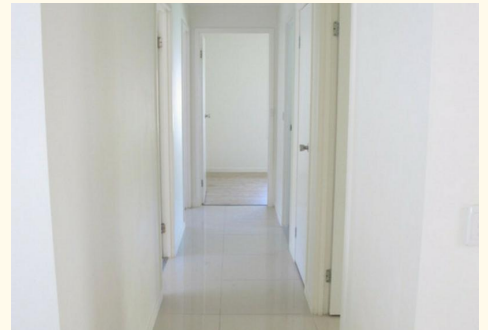
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Internal: 93.4m²
External: 50m²
Total: 143.4m²
(approx)

PLANS SHOWN ARE ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

