

## Nerang, 25/1 Boulton Drive

Arguably the Best in the Complex - Lifestyle, Location & Investment in One!

25/1 Boulton Drive Nerang—Stylish Town home in Prime Position

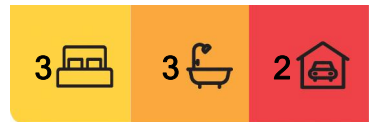
Set in the exclusive and tightly held Boulton Ridge complex, this impeccably renovated town home is arguably the finest in the estate. Whether you're a homeowner seeking comfort and space, or an investor chasing strong returns, this property ticks every box — from its ideal position near the Nerang transport hub to its excellent depreciation advantages.

Enjoy the best of both worlds —a peaceful, secure setting with effortless access to everything you need. It's just a short walk to the train station and transport interchange, with People First Stadium, Emerald Lakes Golf Club, shopping centres and M1 access only a quick drive away.

What Makes It a Standout:



**Disclaimer:** 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.



**For Sale**  
CONTACT AGENT

**View**  
By Appointment

**Contact**  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

\*Recently Renovated: Fresh carpets, curtains, blinds, new shower screens, updated tapware, and air-conditioning in every bedroom—all done for you.

\*Exceptional Layout: Light-filled open-plan living and dining flows to a very private courtyard—perfect for morning coffee or weekend entertaining.

\*Chef's Kitchen: Sleek stone benchtops, Bosch appliances, and gas cooking make this kitchen as functional as it is stylish.

#### Upstairs, Retreat in Comfort:

\*Three generously sized bedrooms, all air-conditioned and designed for optimal airflow with louvre windows.

\*The master suite is a true haven, complete with a large walk-in robe and elegant ensuite.

\*A well-appointed main bathroom plus a convenient powder room downstairs caters to the whole household.

#### Extras You'll Love:

\*Double lock-up garage with secure internal entry

\*Resort-style amenities including pool and BBQ area

\*Gated, secure complex with professional onsite management

\*"Security system + intercom in all rooms- Added peace of mind".

#### Investor's Dream:

? High-demand rental location

? Excellent depreciation—maximise your tax benefits

? Solid capital growth potential in a booming corridor

Whether you're an owner-occupier seeking space, style, and convenience, or an investor chasing strong returns in a growing area, 25/1 Boulton Drive is the one to beat.

Call Julie today—this one won't last!

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



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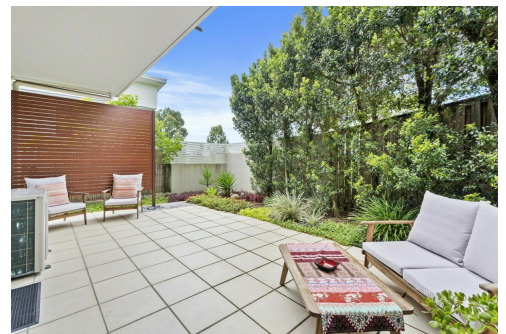
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## More About this Property

<b>Property ID</b>	5GZYF41
<b>Property Type</b>	Townhouse
<b>Land Area</b>	208 m2
<b>Including</b>	Air Conditioning Alarm Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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25/1 BOULTON DRIVE, NERANG

3 2.5 2

Internal: 181m<sup>2</sup> | External: 30m<sup>2</sup> | Total: 211m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

