



## Nerang, 272/64 Gilston Road

### Picture Perfect Townhouse / Resort Style Gate Estate

This stunning townhouse is located in the desirable Flushing Meadows section of the River Springs Country Club. A beautiful resort style gated estate with incredible facilities for you to enjoy at your leisure including an oasis themed swimming pool, tennis court and gymnasium.

With an amazing tenant currently in place paying \$680 per week until the 23rd of August 2025, this could be an incredible additional to your investment portfolio.

This Property Also Includes;

- \* Amazing tenant currently in place paying \$680 per week until the 23rd of August 2025
- \* Modern kitchen with stone benches, dishwasher and SS appliances installed
- \* Resort style pool, tennis court and gymnasium within the gated surrounds to use at your leisure
- \* Three very good size bedrooms all with built in robes and fans provided



**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**  
Please Call

**View**  
[ljhooker.com.au/5GW6F41](http://ljhooker.com.au/5GW6F41)

**Contact**  
**Michael Folkard**  
0402 656 246  
[michael@ljhgc.com.au](mailto:michael@ljhgc.com.au)

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

- \* Ensuted master bedroom featuring its own private Juliet Balcony
- \* Spacious open plan air-conditioned living scheme extending to a covered alfresco area at the rear
- \* Enclosed rear yard for the children and pets to play safely
- \* Single lock up garage with second additional allocated car parking space provided
- \* Plenty of visitor parking spaces throughout the estate for your guests
- \* Powder room downstairs for added convenience

Situated within walking distance of the Nerang Mall and only minutes from St Brigid's Primary School and Little Scholars School of Early Learning Nerang. Central positioning also enabling quick access to the M1 for those needing to commute for work. To arrange your private viewing of this beautifully presented property please contact Michael Folkard from LJ Hooker Gold Coast at your earliest convenience.

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.

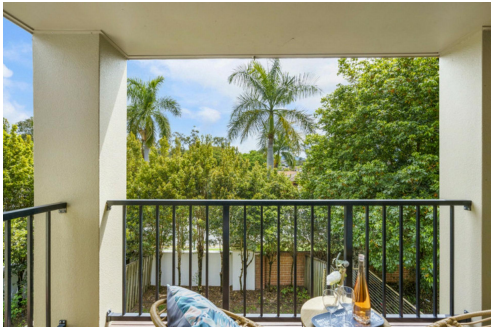
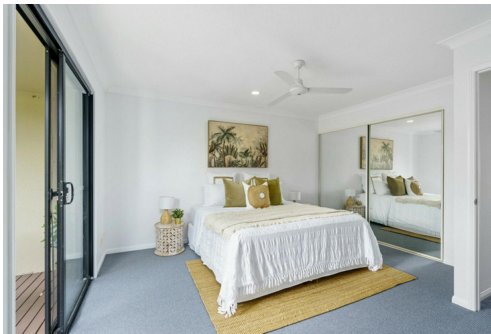
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## More About this Property

Property ID	5GW6F41
Property Type	Townhouse
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

**Michael Folkard 0402 656 246**  
Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

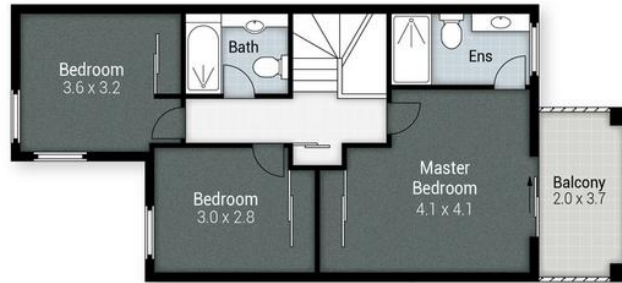
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Upper Level



Lower Level

272/64 Gilston Road, Nerang

Internal: 121m<sup>2</sup> | External: 17m<sup>2</sup> | Total: 138m<sup>2</sup>

Michael Folkard  
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**LJ Hooker**

Plans shown are only indicative of layout. Dimensions are approximate.