







3/15 Martin Street, Nerang

INSANE BUYING OPPORTUNITY / VACANT AND MOVE IN READY

Well-appointed two-bedroom townhouse located within a boutique complex of only 6 dwellings in the heart of Nerang just walking distance from the Nerang Velodrome, the Nerang State Forest with all of its world class mountain biking and walking trails and a huge assortment of local cafes, restaurants and medical facilities.

This stunning property has been tastefully renovated and is now vacant and move in ready, perfectly suited to purchasers requiring a shorter settlement and vacant possession.

Representing an insane buying opportunity for the first home buyers, downsizers and investors alike, we encourage you to act quickly to avoid disappointment!

This Property Also Includes:

Two incredibly generous bedrooms upstairs, both with fans and bult in robes provided

Main two-way bathroom upstairs with a bath / shower combination and a separate toilet off the laundry for added convenience

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FOR SALE
Offers Over $679,000

AGENTS
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AGENCY
LJ Hooker Nerang
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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

Spacious open plan living scheme with an abundance of natural lighting and direct access to the covered alfresco area

Oversize single lock up garage with an additional workshop space off to the side

Loads of storage on offer including a large under stair storage space

All new electrical installed throughout including fans, LED downlights, power points and light switches

Freshly painted throughout internally with brand new carpet and high-quality hybrid flooring to the kitchen area

New tap wear installed throughout as well as new toilets, door handles, hinges and blinds

Functional chef kitchen with stand-alone electric cooker and plenty of storage

Separate laundry with direct access to the rear courtyard

The Numbers:

Weekly rental appraisal of approximately $725 - $755 for the investors

Weekly body corporate including building insurance of approximately $70

Council rates charges of approximately $1,395 biannually

Council water charges approximately $354 quarterly

Situated within walking distance of the Nerang Velodrome and the Nerang State Forest with all of its world class mountain biking and walking trails. Exceptionally quick access provided to the M1 and Nerang Train Station for anyone needing to commute for work. Only walking distance to a huge assortment of local cafes, restaurants and medical facilities.

This really is an unbelievably convenient location in the heart of Nerang. Please be quick to register your interest before it's sold!

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 ABN 13631272903 ACN 631272903 Licence No. 4283359 Expiry 06.02.2028 Licence No. 4283359 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. Louise Folkard and Brianna Wellauer are employees of Michael Folkard Property Pty Ltd

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MORE DETAILS

Property ID	5J6SF41
Property Type	Townhouse
Including	Built-in-Robes

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3/15 MARTIN STREET, NERANG

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Internal: 122m² I External: 17m² I Total: 139m²

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.

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