







14/11-13 Martin Street, Nerang

Prime Corner Townhouse in Central Nerang —Boutique Complex, Exceptional Convenience

Whether you're looking to expand your investment portfolio or secure your own home in one of Nerang's most convenient locations, this well-positioned two-storey townhouse delivers outstanding value, low-maintenance living and long-term potential.

Positioned on a desirable corner allotment within an intimate complex of just 14 residences, this property enjoys the added benefit of a private garden while being only moments from everything you need. With major exterior improvements recently completed-including repaired and freshly painted roofs and carports-you can purchase with added confidence knowing the complex has been well maintained.

Currently leased until February 2027, this is an ideal set-and-forget investment with immediate rental income from day one or have it there ready to move-in yourself in a few months!

Property Features:

2 1 1

FOR SALE
Expressions of interest by 26th November

VIEW
Sat 21st Nov @ 9:00AM - 9:30AM

AGENTS
Debbie Taylor
0400 086 228
dtaylor@ljhgc.com.au

AGENCY
LJ Hooker Nerang
(07) 5581 4422

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.

- Two spacious bedrooms
- Ceiling fans in bedrooms
- Well-appointed central bathroom upstairs
- Convenient downstairs powder room
- Separate internal laundry
- Open plan living and dining area
- Functional kitchen with ample storage
- Private corner position
- Fully-fenced
- Single car accommodation + plenty of off-street parking
- Boutique complex of only 14 townhouses
- Recently repaired and repainted roofs and carports throughout the complex
- Unbeatable Central Location

Council Rates: Approx .$1395 bi-annually
Water Rates: Approx. $ 268pq
Bodycorp: Approx. $ 47pw
New Rental Appraisal: Approx. $ 650pw
Leave the car at home and enjoy the convenience of living within walking distance to:

Nerang CBD
Shopping centres and supermarkets
Nerang Library
Nerang Aquatic Centre
Nerang Velodrome
Public transport
Schools and local parks

Plus, with the M1 Motorway only 2 minutes away, commuting to Brisbane or the Gold Coast beaches is quick and effortless.

Whether you're investing for strong long-term growth or planning ahead for future occupancy, opportunities in tightly held boutique complexes with this level of convenience are becoming increasingly hard to find.

Secure your place in one of Nerang's most central locations before it's gone.

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

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

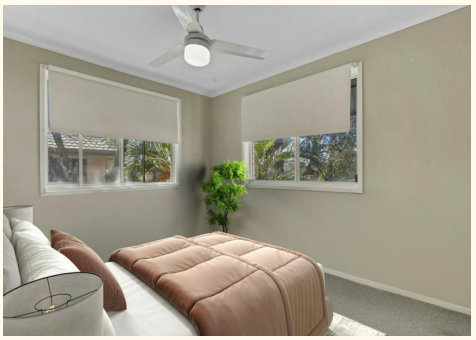
Property ID	5JAKF41
Property Type	Unit

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Sales Specialist | dtaylor@ljhgc.com.au

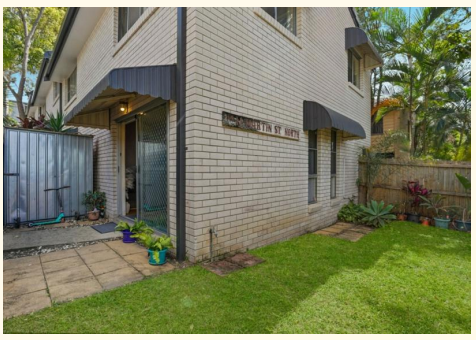
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LJ Hooker



11-13 Martin Street **NERANG**

2 | 1 | 1 | 94m²

NORTH

DISCLAIMER
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.

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