

Nerang, 2/14 Martin Street

Be Quick! - Perfect for investors, first time buyers or downsizers!

This charming 2-bedroom, 1-bathroom home presents a delightful opportunity for comfortable living in a prime location. Nestled within a small block of 4 units, this property offers a tranquil retreat while still being conveniently close to major amenities and transportation routes.

Currently Leased until: September 2024 @ \$500pw

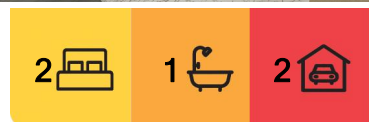
New Rental Appraisal: \$540 - \$580pw

Upon entering, you'll be greeted by a neat and tidy interior featuring an open plan layout that seamlessly integrates the living and dining areas, creating a warm and inviting atmosphere.

Step outside to discover your own private oasis - a covered courtyard and patio area,



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
Offers over \$510,000

View
l.jhooker.com.au/5FQHF41

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LJ Hooker Nerang
(07) 5581 4422

perfect for alfresco dining or simply unwinding in the fresh air. Whether you're entertaining guests or enjoying a quiet moment alone, this outdoor space offers endless possibilities.

Parking is made easy with a single garage providing secure accommodation for your vehicle, complemented by driveway parking space for added convenience.

Property Features:

- * Two bedrooms with built in robes
- * Bathroom has bath and separate toilet
- * Open plan living and dining
- * Spacious kitchen
- * Separate laundry
- * Outside is a private covered courtyard with ample garden
- * Single garage with internal access
- * New Hybrid flooring
- * Split air-conditioning
- * Ceiling fans

Bodycorp: (Insurance & lawn mowing) Approx. \$40pw

Council Rates: Approx. \$1,200 bi-annually

Water Rates: Approx. \$490 pq

Situated within walking distance to local shops, cafes, the Nerang State Forest, and Aquatic Centre, as well as being just a short drive away from the M1 Motorway, this property offers the ideal blend of peace & convenience.

More About this Property

Property ID	5FQHF41
Property Type	Unit
Including	Air Conditioning Toilets (1)

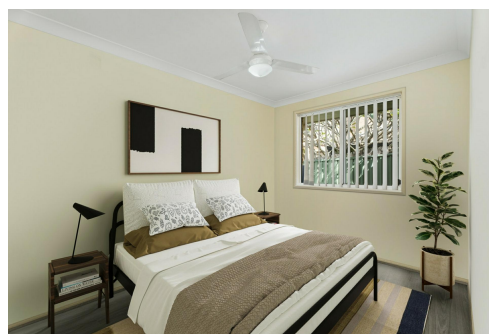
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2/14 MARTIN STREET, NERANG



Internal: 86m² | External: 21m² | Total: 107m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of works will be taken on 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.

