



2/59a Martin Street, Nerang

Prime Location & Convenience in the Heart of Nerang!

Empty & Ready to Move-In!!

- Bedroom Townhouse in a Quiet Boutique Complex

Welcome to your new home - a beautifully presented two-storey townhouse perfectly positioned in a peaceful complex of just 14. With low body corporate fees and an unbeatable location close to everything Nerang has to offer, this one ticks all the boxes for investors, first home buyers, professional couples, and downsizers alike.

Step inside to a light-filled open-plan living and dining area, complemented by a spacious kitchen featuring brand-new benchtops and tapware. The layout flows seamlessly to a private back garden - ideal for relaxing or entertaining.

Upstairs, you'll find three well-sized bedrooms, all with ceiling fans. The master bedroom includes air-conditioning, a walk-in robe, and a balcony overlooking the garden - your own private retreat. Bedrooms two and three feature built-in robes and share a convenient two-way family bathroom, plus there's a separate toilet both upstairs and downstairs for added practicality.

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.

3 1 2

FOR SALE

Offers Over \$739,000

AGENTS

Debbie Taylor
0400 086 228
dtaylor@ljhg.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

LJ Hooker

The large separate laundry offers plenty of potential - easily convertible into a second bathroom if desired. Parking is easy with a single lock-up garage plus an additional car space.

Enjoy an unbeatable location just minutes from local shops, Nerang pool, library, schools, public transport, and the M1, making daily life effortless.

- 3 bedrooms, all upstairs
- Air-conditioned master with walk-in robe & balcony
- Brand new kitchen benchtops & tapware
- way bathroom + 2 separate toilets
- Large laundry with second bathroom potential
- Single auto garage + extra car space
- Small, quiet complex of 14 with low body corp
- Convenient central Nerang location
- Empty and ready to move in!

Bodycorp Fees Approx. \$ 49 pw
Council Rates Approx. \$1,492 bi-annually
Water Rates Approx. \$ 248 per quarter

Move straight in or rent it out - this property is ready for you!
Don't miss this fantastic opportunity - call today to arrange your inspection.

MORE DETAILS

Property ID	5HB9F41
Property Type	Unit
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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GROUND FLOOR



FIRST FLOOR

- 1 Garage
- 2 Patio



SITE PLAN

Unit 2/59A Martin Street **NERANG**

3 | 1 | 1 | 145m²



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.