



39/32 Riverview Road, Nerang

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## Prepped, Painted & Ready to Move-In!

This neat & modern home won't last long!

Discover this ready-to-move-in, single-level townhouse nestled in a beautiful, private gated community in Nerang. Perfect for investors or owner-occupiers, this property offers a low-maintenance lifestyle with all the comforts you desire.

This home has been freshly painted and a new toilet cistern & shower screens installed.

### Key Features:

- Spacious 3 bedrooms, each with built-in wardrobes
- Modern bathroom with a separate toilet
- Open plan living area, ideal for family gatherings
- Freshly painted throughout, move in with ease
- Air-conditioning - Split System
- Ceiling fans to all bedrooms
- Well-maintained large garden, perfect for outdoor entertaining
- Single lock-up garage
- Additional parking space beside the property

**FOR SALE**  
Offers Over \$710,000

### 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.

 **LJ Hooker**

- Side back fence permission application has been submitted to bodycorp

Bodycorp Fees approx. \$ 98 pw (\$1,269 Per Quarter)

Water rates approx. \$ 484 Per Quarter

Council rates approx. \$1,405 Bi-Annually

Rental Appraisal: \$700 - \$750pw

Community amenities include an on-site manager and sparkling pool just steps away

This property is currently vacant and ready for immediate occupancy. Don't miss your chance to secure this charming home in a superb location.

Amenities close-by:

Nerang Train Station: 10 minute walk away (2 minute drive)

My centre nerang (Shopping): 1.1km (4 min drive)

Nerang Velodrome: 1.8km (7 min drive)

Peoples First Stadium: 7.0km (8 min drive)

Childcare: 1.3 km (6 mins drive)

Nerang Junior school: 1.2 km (4 mins drive)

Nerang State school: 2.3 km (6 mins drive)

## MORE DETAILS

Property ID	5H6PF41
Property Type	Unit
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

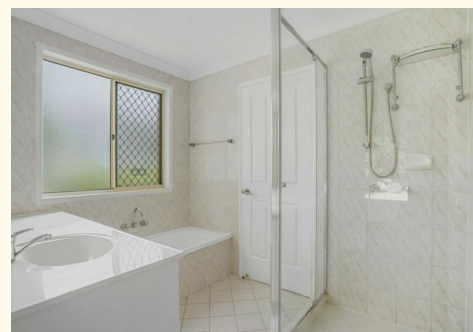
**Debbie Taylor 0400 086 228**

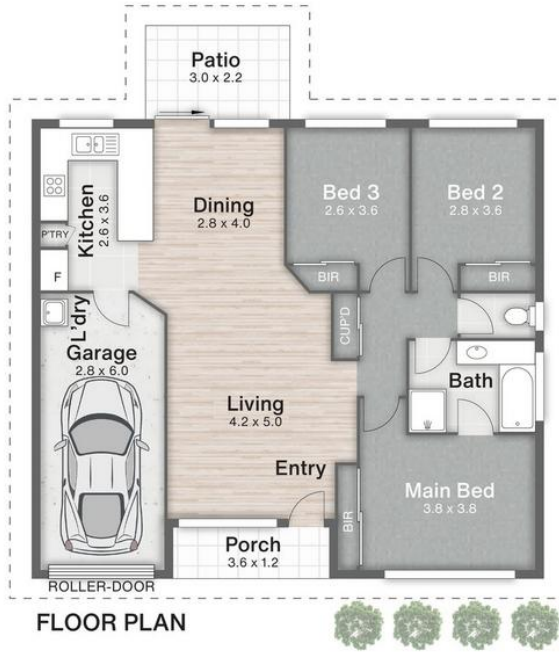
Sales Specialist | dtaylor@ljhg.com.au

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

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- 1 Porch
- 2 Garage
- 3 Patio

Unit 39/32 Riverview Road **NERANG**

3 | 1 | 1 | 119m<sup>2</sup>



**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.