



Nerang, 46/86 Lawrence Drive

Affordable & Perfectly Located! - 2 Bed Townhouse —Be Quick! - New Open Times Below!

Investors or patient owner occupiers: Are you looking for an affordable townhouse? Well come and view this rare gem asap as this won't be on the market long!

This fabulous 2 storey townhouse is conveniently located within walking distance to Nerang train station, buses, Carrara Stadium and less than 5 minutes drive to the M1. Situated in the quiet 'Palm Grove Village' complex with pool & BBQ area

- * 2 Bedrooms with Built-in Robes
- * 1 Bathroom - Renovated
- PLUS downstairs Powder-Room
- * Open Plan Kitchen/Living Area
- * Separate Laundry Room
- * Single Garage
- * 2 Private Yard Spaces (Front & Back)



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.

2	1	1
---	---	---

For Sale
Offers Over \$589,000

View
ljhooker.com.au/5GNMF41

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

LJ Hooker Nerang
(07) 5581 4422

- * Split air-conditioning
- * Ceiling fans

Complex Facilities include:

- * Sparkling Pool & BBQ Area
- * Large visitor/extra car-parking

Financials:

Low Bodycorp Fees Approx.\$ 64 pw

Council Rates Approx.\$451 bi-annually

Water Rates Approx.\$374 pq

NEW Rental Appraisal Approx. \$560 - \$580pw (to be reviewed upon end of lease.

Currently leased for \$500pw)

Nearby Locations:

- * Nerang Train Station - 5min walk
- * M1- 2mins drive
- * Carrara Stadium (People First Stadium) - 4mins drive (or 28min walk)
- * Little Gems Childcare - 2 min drive (or 12min walk)
- * Nerang State School - 3 min drive (or 20min walk)

More About this Property

Property ID	5GNMF41
Property Type	Unit
Land Area	92 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced

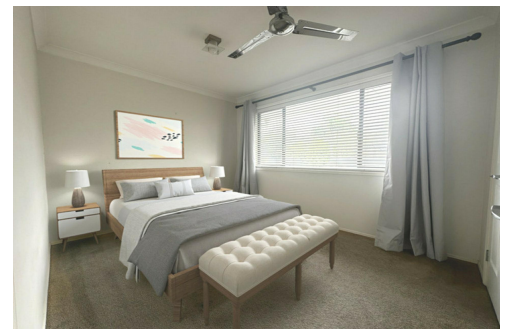
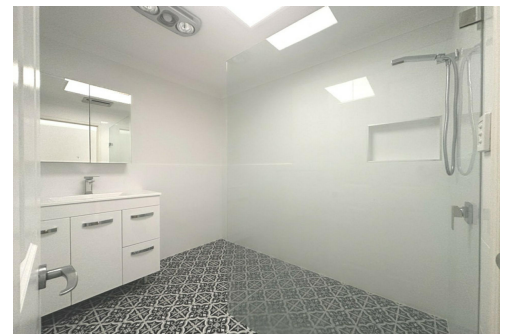
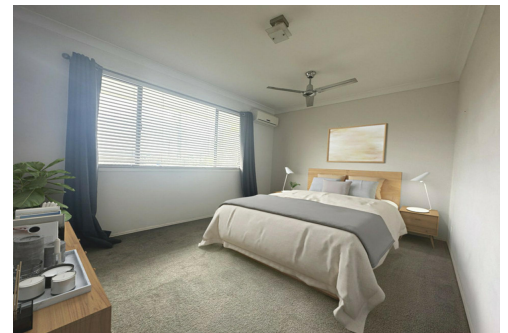
Debbie Taylor 0400 086 228

Sales Specialist | dtaylor@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

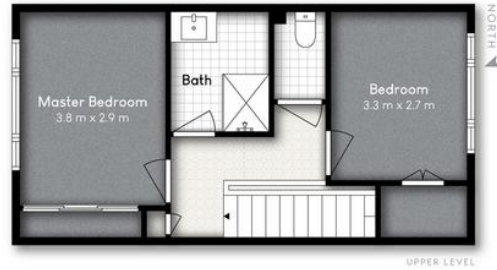
2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



LJ Hooker Nerang
(07) 5581 4422

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.



46/86 LAWRENCE DRIVE, NERANG

 2
  1
  1

Internal: 84m² | Garage: 17m² | Total: 101m²

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.

