



7/73 Price Street, Nerang

Needs Alot of TLC! - Perfect Start or Smart Investment in Central Nerang

- For tenant privacy reasons we have added virtual furniture

Tucked away in a well-maintained complex, this spacious 2-bedroom townhouse offers the ideal blend of convenience and value. Plenty of room to update, renovate & put your own ideas into! Perfect for first home buyers, downsizers or investors alike.

Enjoy a peaceful lifestyle while being just minutes from everything Nerang has to offer.

Currently leased until 24th Jan 26.
Property Features:

- 2 generous bedrooms, both with built-in robes
- Family bathroom upstairs plus a separate toilet
- Additional guest toilet downstairs for convenience

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.

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FOR SALE
Offers Over \$539,000

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AGENCY
LJ Hooker Nerang
(07) 5581 4422

 **LJ Hooker**

- Spacious living and dining area with great natural light
- Separate, well-sized kitchen with ample storage and bench space
- Air conditioning and ceiling fans throughout for year-round comfort
- Internal laundry with back door access to clothesline area
- Secure carport with roller door for peace of mind



Neat, low-maintenance townhouse in a central location.

Associated Expenses:

- Council Rates Approx. \$1,792 bi-annually
- Water Rates Approx. \$372 per quarter
- Bodycorp Approx. \$51pw
- Current lease: \$440pw until Jan 2026
- New lease appraisal (as is) approx. \$530 - \$570pw



Location Highlights:

- Walking distance to Nerang Shopping Centre, library & aquatic centre
- Close to schools, parks, and public transport
- Easy access to the M1 for commuters



Whether you're looking for your first home or a stress-free investment, this townhouse delivers unbeatable value in a prime location.

MORE DETAILS

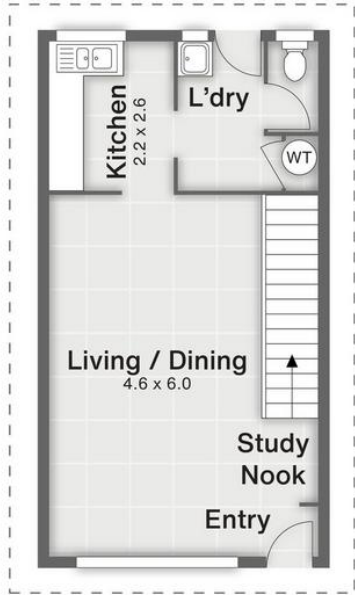
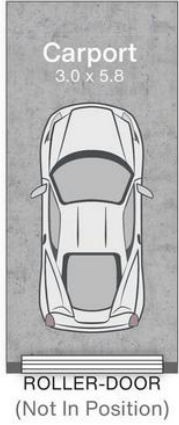
Property ID	5HBBF41
Property Type	Unit
Including	Air Conditioning Built-in-Robes



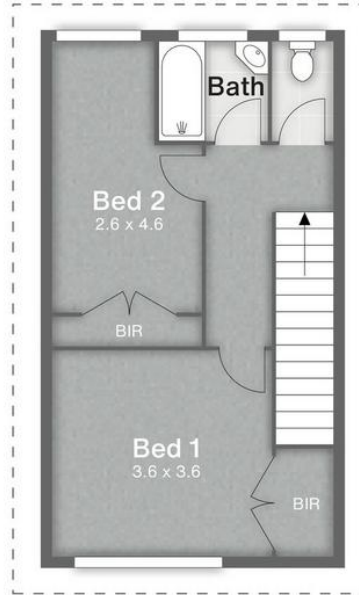
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GROUND FLOOR



FIRST FLOOR

1 Carport



SITE PLAN

Unit 7/73 Price Street **NERANG**

2 |
 1 |
 1 |
 90m²



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.