

9 Nerang Broadbeach Road, Nerang, QLD, 4211



House For Sale

Wednesday, 20 November 2024

9 Nerang Broadbeach Road, Nerang, QLD, 4211

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Type: House



Brad Scott
0755646070



Ben Woodburn

Dream Opportunity - Renovate or Develop - Endless Possibilities!

FINAL OFFER STAGE Tues 3rd Dec 2024 at 6PM (QLD Time) online at www.openn.com.au

This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out.

To watch a Video of this property, please click on link below**:

<https://youtu.be/TVMYTSoRK0>

To take an Online 3D Tour of this property, please click on the link below**:

<https://my.matterport.com/show/?m=4B5YeEQg8uo>

To watch a Video on how to place an offer on this property 24/7, please click on link below**:

<https://youtu.be/pJ1Pg8IfqKg?si=kHFUbd2qsl4j4eQb>

To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below**:

<https://openn.page.link/Weu9>

** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using.

This Nerang property offers development opportunity, now or in the future.

This 2 bedroom, 1 bathroom house offers a place to live and potential to reap the rewards of developing.

Step inside and be greeted by a light-filled living area, complete with high ceilings and large windows that showcase the beautiful natural surroundings. The open plan kitchen and dining area is perfect for entertaining guests or enjoying a quiet meal at home.

The bedrooms are generously sized and offer plenty of storage space, ensuring that everyone in the family has their own private retreat. The bathroom is sleek and stylish, featuring modern fixtures and a luxurious bathtub for ultimate relaxation.

Outside, you'll find a spacious backyard that is perfect for kids to play or for hosting summer barbecues with friends. The property also boasts a double garage for secure parking, as well as additional open car spaces for guests.

Located in the sought-after suburb of Nerang, this property offers easy access to local amenities, including schools, shops, and parks. With its convenient location, this house is sure to impress even the most discerning buyer. Don't miss out on the opportunity. - contact us today to arrange a viewing!

PROPERTY INFORMATION

Gold Coast City Council Rates: \$2,115* p.a. approx

Gold Coast City Water Rates: \$1,977* p.a. approx

Estimated Permanent Rent: \$700* to \$770* per week rent

Currently Owner Occupied. So live in or rent out.

Built: 1975*

* denotes approximations and/or measurements

Don't miss out on the opportunity to own this house in Nerang. A rare opportunity to purchase in an unbeatable location.

Come and see for yourself everything that this "ticks all the boxes" stunning house has to offer.

Contact your local Nerang Area specialists Brad Scott on 0408 338 605 or Ben Woodburn on 0419 477 771 for further information, otherwise we look forward to seeing you at one of our scheduled open homes.

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