



308 & 310 Gilston Road
Nerang QLD 4211

PROPERTY PROSPECTUS

This document is provided as an overview with information prepared for the benefit of potential purchasers or interested parties.



M-MOTION
'real estate's new generation'

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INTRODUCTION

308 & 310 *Gilston Road*

M-Motion is proud to present this once in a lifetime opportunity.

This is a rare offering indeed! Two separate titles; over 47,000 square meters of prime central Gold Coast land, multiple dwellings and a business that has been in operation for over 40 years.

This is an offering that provides location, land, and lifestyle; as well as commercial, business and development opportunities.

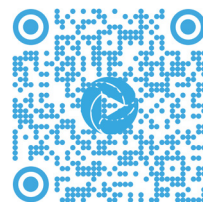
Explore this property, envision the potential, and discover where this journey could take you...

Firm and clear instructions have been issued - this property must be sold!

Offered for sale as a Combined Auction at 3pm on Saturday 11th December 2021

View Online: 308-310GilstonRoad.com

*Scan me for
more details*



Michael Mahon

Founder & Managing Director

0414 275 272

michael@m-motion.com.au



EXECUTIVE SUMMARY

Address: 308 Gilston Road Nerang, QLD, 4211

Real Property Description Lot 4 on SP 170985

Parish: Gold Coast City - Albert

Holding: Freehold

Description: Exclusive use as single dwelling or farm, mostly flat sloping towards the river. Stables, sheds, storage and approximately 140 meters to Nerang River at the rear of the property. Rural zoned in residential area with a combined 165 meters of street frontage with a 60km/h speed limit. Licensed Business - Nerang Pet Motel provides a great income, revenue stream and flexibility. Town water and council services.

Land Area: 2.64Ha or 26,400m² or 6.52 acres

Zoning: Gold Coast City – (Albert)

Max Residential Density: RO3 Residential density is limited to a dwelling house

Maximum Building Height: RO2 Building height does not exceed 2 storeys with a maximum height of 9m and for structures, no requirements for accepted development are provided.

Water Rates: \$67.22 per week (approximately)

Council Rates: \$128.23 per week (approximately)



EXECUTIVE SUMMARY

Address: 310 Gilston Road Nerang, QLD, 4211

Real Property Description Lot 5 on RP118141

Parish: Gold Coast City - Albert

Holding: Freehold

Description: Exclusive use as single dwelling or farm, mostly flat sloping towards the river. Stables, sheds, storage and approximately 140 meters to Nerang River at the rear of the property. Rural zoned in residential area with a combined 165 meters of street frontage with a 60km/h speed limit. Licensed Business - Nerang Pet Motel provides a great income, revenue stream and flexibility. Town water and council services

Land Area: 2.06Ha or 20,600sm or 5.09 acres

Zoning: Rural Gold Coast City - Albert

Max Residential Density: RO3 Residential density is limited to a dwelling house

Maximum Building Height: RO2 Building height does not exceed 2 storeys with a maximum height of 9m and for structures, no requirements for accepted development are provided.

Water Rates: \$48.34 per week (approximately)

Council Rates: \$51.94 per week (approximately)

PROPERTY OVERVIEW

This is an extraordinary opportunity!

Whether you are looking for scarce land, a tranquil lifestyle, a prime horse property, a commercial business with massive scope for growth and advancement, or wanting a site that could have potential development prospects in the future, then look no further.

As you wander down the back of the block, you feel like you're a million miles away from anywhere, but in reality, you're literally minutes away from town.

What you have on offer here, is two properties that have been in the same family for two generations.

Two separate titles - Approximately 11.5 acres of prime land.

There are two houses, and whilst you could do a lot with them, the prospect is to build new.

In addition, you have stables, sheds, storage, as well as guest and worker accommodation.

You have approximately 165 meters of street frontage and approximately 140 meters to Nerang River at the rear of the property.

Looking for a horse property with agistment potential? Show, me better in this immediate location.

From a commercial perspective, "The Nerang Pet Motel" is an existing business that provides a great income and revenue stream as well as flexibility. Moreover, what an opportunity to work for yourself and build a thriving business. With vision, imagination and energy, the opportunities to grow and develop this business are phenomenal...

The zoning is Rural. Will it change? Must it change? You be the judge! Just think about it...

You share a direct boarder with normal residential development, literally alongside your eastern boundary, as well as directly across the road

This is a property to get excited about! There is a bit of work to do, but WOW!

This is not just an extraordinary opportunity, this is a once in a lifestyle opportunity!

Instructions have been given - this property is to be **sold**.

Make the sea change, green change, or tree change...

This property offers it all.







BUSINESS VALUATION REPORT

NERANG PET MOTEL
DOCUMENT PREPARED 20TH APRIL 2021
BY BENCHMARK BUSINESS SALES & VALUATIONS



'Ask us for a copy'

TRADING ANALYSIS

Trading details have been analysed and the following observations have been made:

REVENUE

	2019/2020	2018/2019	2017/2018	2016/2017
Total Revenue	\$274,715	\$369,421	\$326,401	\$394,411
Av Weekly Revenue	\$5,283	\$7,104	\$6,276	\$7,585

For further information and financials please speak directly to Michael Mahon



PROPERTY SPECIFICATIONS



TWO INDIVIDUAL BLOCKS OF LAND WITH DUAL STREET ACCESS



47,000 SQUARE METRES OF PRIME CENTRAL GOLD COAST LAND ON 2 SEPARATE TITLES



COMMERCIALY LICENCED BOARDING KENNEL BUSINESS, CONTINUALLY OPERATING FOR 40 YEARS



TOWN WATER CONNECTED



308 GILSTON RD - 2.64HA OR 26,400M² OR 6.52 ACRES (115M STREET FRONTAGE; 48M RIVER FRONTAGE)
6 BEDROOMS, 4 BATHS, MULTIPLE CAR SPACES



310 GILSTON RD - 2.06HA OR 20,600SM OR 5.09 ACRES (50M STREET FRONTAGE; 90M RIVER FRONTAGE)
5 BEDROOMS, 3 BATHS, MULTIPLE CAR SPACES



A COMBINED 165M OF STREET FRONTAGE & 140M TO NERANG RIVER



LARGE TRIPLE BAY, OPEN FRONT FARM SHED, MULTIPLE ALUMINIUM SHEDS



LARGE HORSE Paddock AND TIMBER STABLES FOR PERSONAL USE OR AGISTMENT OPPORTUNITIES



LARGE GRASSED AREA BY THE RIVER WITH MULTIPLE SHEDS OF ALL DIFFERENT SIZES



WATER CAUSEWAY AND DAM



SHORT DISTANCE TO VARIOUS PARKS AND BUSH WALKING TRAILS



APPROXIMATELY 4 MINUTES TO LOCAL SCHOOLS



APPROXIMATELY 6 MINUTES TO LOCAL SHOPS



APPROXIMATELY 23 MINUTES AWAY FROM THE PRIVATE AND EXCLUSIVE "THE GRAND GOLF CLUB"



APPROXIMATELY 30 MINUTES TO THE GOLD COAST AIRPORT



APPROXIMATELY 15 MINUTES TO ROBINA SHOPPING CENTRE



20 MINUTES TO MOST BEAUTIFUL BEACHES, SURFERS PARADISE, BROADBEACH, CURRUMBIN



SUBURB PROFILE

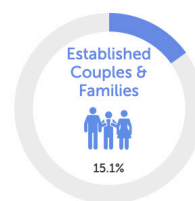
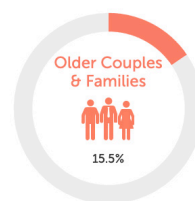
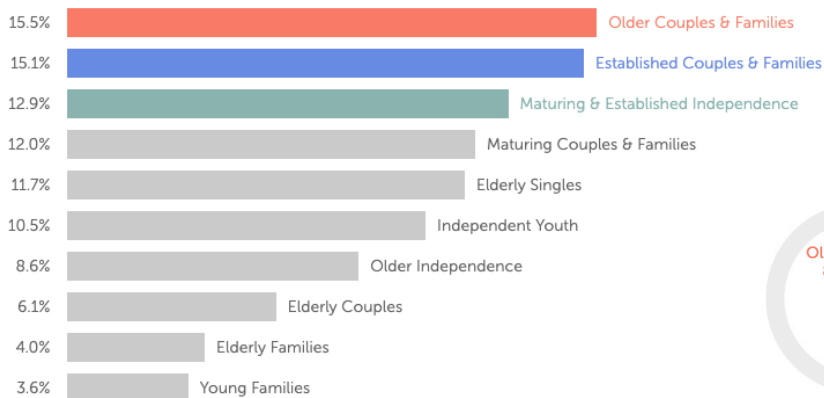
Nerang, with the Gold Coast's beaches to the east and the stunning Hinterland to the west. Surrounded by the beautiful Nerang River, just 10km from Surfers Paradise. Nerang River is a popular place for picnics, boating and fishing, offering a range of activities with a platform at Arthur Earle Park, allowing direct access to the river.

With a range of living options, from townhouses to large free-standing houses and acreage properties, Nerang welcomes couples, families, and individuals alike.

Nerang, which is also home to Hinze Dam with its recreational facilities and state-of-the-art interpretive centre, supports outdoor living with horse riding trails, walking and bike tracks, a mountain bike park and a competition-level velodrome.

Surrounded by undulating native areas and large rural properties, Nerang residents enjoy outdoor living, with easy access to a range of existing infrastructure and amenities.

DEMOGRAPHICS





MICHAEL MAHON

Founder & Managing Director

0414 275 272

michael@m-motion.com.au

michaelmahon.com.au

IMPORTANT NOTICES

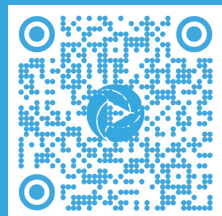
DISCLAIMER

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