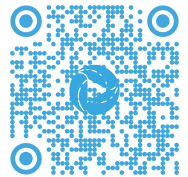




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"THE INVESTORS DREAM"



5  3  4  823m²

Property Overview

"DA APPROVED SUBDIVISION"

Whether you're an investor, builder, developer or simply looking to buy a property for you and your extended family, this is an amazing opportunity. Situated in one of the most central and accessible suburbs on the Gold Coast, Narang is recognised as currently undervalued with huge prospects for capital growth in the years to come. In fact, Canstar rated Narang number five in its ten best suburbs in regional Queensland to invest in 2023. This property however, has even more to offer. If you are looking for land content, you will appreciate this 823m² block of prime land, taking up a commanding position with nearly 60-metres of street frontage. The existing highest home was originally built in 1985 but has been renovated to a very comfortable standard. Comprising 3 bedrooms, with 2 bathrooms, a double lock up garage and lovely balcony seating, this is a beautiful family home. Similarly, it is an ideal investment property with quality tenants currently in place. In addition, you also have a fully self-contained, fully renovated 2-bedroom granny flat that is completely separate. That too is rented out – one property, two great rental incomes! It gets even better however; this property has a DA approval for a CTS Subdivision. What does this mean you ask? Well, when you buy this property as is, you can build a brand new two story home right next door. You can then keep all three or sell one or both or... From an investment perspective it's fabulous. If however, you're looking for two or three homes to bring the family together this is ideal. Mum and dad live in one, you in the other and perhaps the kids can take the granny flat.... Options equal opportunity and opportunity creates generational wealth. This could even be one to landbank. The current zoning has this site as a residential property. Look around it however and consider the potential opportunity. Could you get this rezoned for commercial use or even have it approved for townhouses?



View as Advertised or by Appointment
Auction: On Site | Saturday, 20th Jan 2023 at 11:00am





"Secure Investment"



"In-Laws or Income"



"Guaranteed Growth"



"Minutes to Everything"

Surfers Paradise

Broadbeach

Burleigh Heads

M1 Pacific Mwy

71 Cayuga Rd

Bunnings Warehouse

Property Specifications

- 🌀 Prime Central Location
- 🌀 Situated on a Large 823m² Block
- 🌀 60-Metres of Street Frontage
- 🌀 Colorbond Fencing
- 🌀 Original Highest House Built Circa 1985
- 🌀 House: 3-Bedrooms, 2 Bathrooms
- 🌀 Fully Self-Contained Granny Flat
- 🌀 Granny Flat: 2-Bedrooms, 1 Bathroom
- 🌀 Both Homes Fully Renovated
- 🌀 Air-Conditioning & Fans Throughout
- 🌀 Double Lock-Up Garage & Further Off-Street Parking
- 🌀 Two Rental Incomes - Currently \$1,260 Per Week
- 🌀 DA Approval for a CTS Subdivision
- 🌀 DA Approval Goes to New Owner
- 🌀 You can Build a Brand-New Two-Story Home on the Vacant Block
- 🌀 Current Zoning is Residential
- 🌀 Alternate Zoned Properties in Immediate Proximity
- 🌀 20 Solar Panels Installed
- 🌀 Bowls Club Across Road, QLD Ambulance Service Next Door, 100-metres to PCYC & Close to Schools
- 🌀 Walking Distance to Bunnings, Woolworths, Post Office
- 🌀 Moments to M1 & Nerang Train Station

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Seller's Insights

"If you have ever dreamt of building a new house, this is the perfect opportunity. Especially if you consider that you could potentially live in a brand new 2-storey home and the mortgage could be paid from your two investment homes right next door!"

"This location is unbelievably convenient. You are literally so close to everything you will ever need. Shops, schools, businesses, and if you want to go North, South, East or West, you'll be on main arterial roads within minutes."

"The existing homes are really comfortable. The feel, the homeliness and the privacy is really good. Our Property Manager said she could have rented these out 100 times over... You will never be without a tenant!"

Market Analysis

14 Debbie Way, Nerang

Price: \$800,000
Traded: 05 Oct 2023
Size: 458m²
3 bed, 2 bath, 2 car



3 Billeroy Place, Nerang

Price: \$765,000
Traded: 02 Oct 2023
Size: 403m²
3 bed, 2 bath, 1 car



17 Chantrill Avenue, Nerang

Price: \$925,000
Traded: 10 May 2023
Size: 472m²
4 bed, 3 bath, 4 car



9 Nikau Crescent, Nerang

Price: \$1,120,000
Traded: 23 Aug 2023
Size: 713m²
4 bed, 2 bath, 5 car

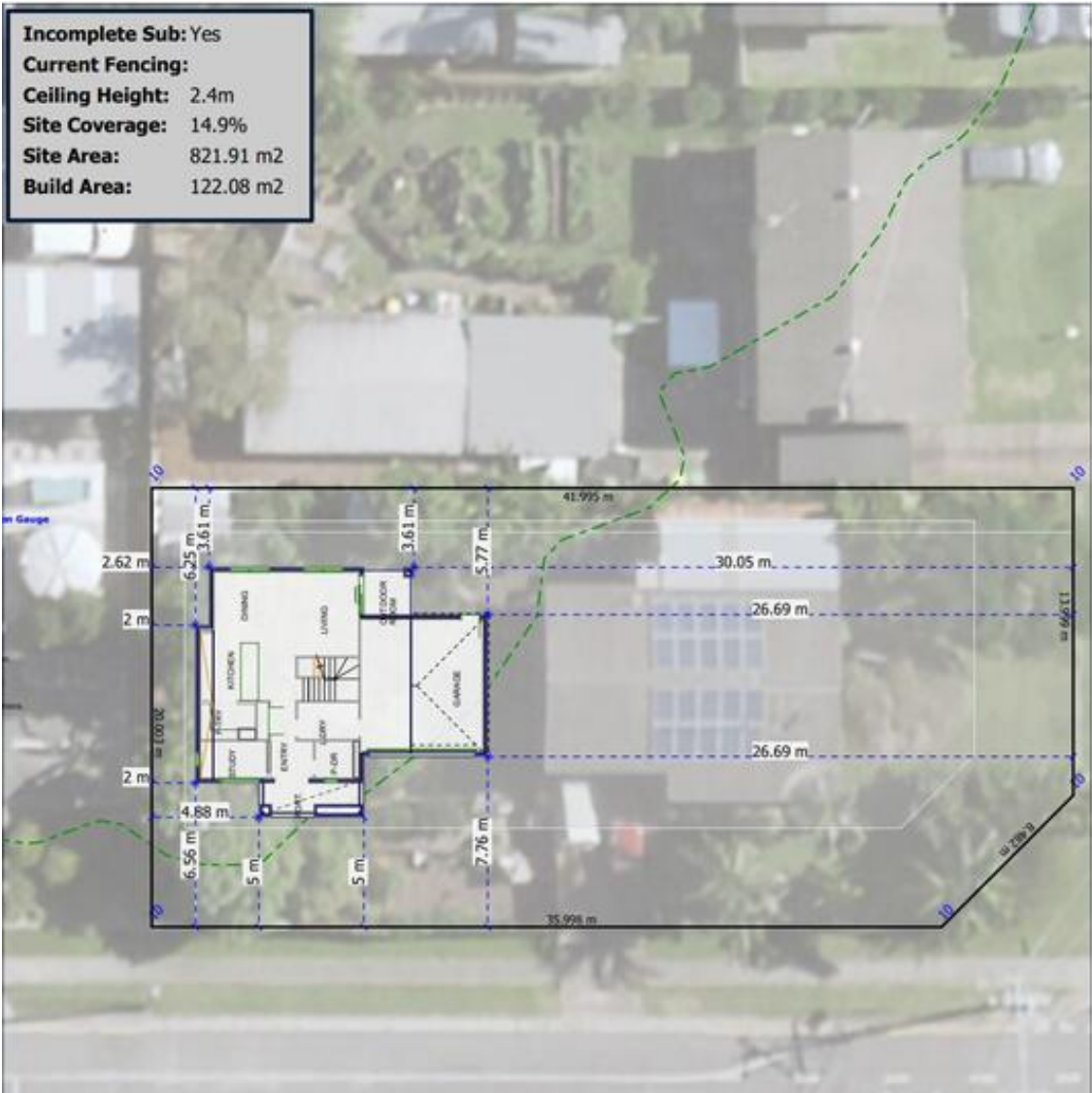


2/14 Marlee Jayne Close, Nerang

Price: \$920,000
Traded: 6 June 2023
Size: 188m²
4 bed, 2 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



"Your Newly Built Home"

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Suburb Profile

Nerang is truly spoilt, with the Gold Coast's beaches to the east and the stunning Hinterland to the west. Surrounded by the beautiful Nerang River, which is popular among locals that love picnics, boating and fishing. Offering a range of activities and featuring a platform at Arthur Earle Park, allowing direct access to the river, the lifestyle is simply unmatched. Located just 10km from world famous Surfers Paradise, this position is hard to beat.

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

Nerang is home to Hinze Dam and benefits from its recreational facilities and state of the art interpretive centre, including access to 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 infrastructures, amenities and all the Gold Coast has to offer!





M-MOTION

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