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'TWO HOMES IN ONE'



6  3  4   695m<sup>2</sup>



# Property Overview

## 'TWO HOMES IN ONE'

Whether you're an investor looking for the next addition to your portfolio, or a buyer looking for you and your extended family, this is a fabulous opportunity.

Perfectly positioned in one of the Gold Coast's most central and accessible suburbs, this property offers unparalleled convenience. Enjoy walking distance to essential amenities and effortless connectivity via the M1, ensuring you're only minutes away from all that the Gold Coast has to offer. Beyond its capital growth prospects, this property has even more to offer. Step inside this spacious two-storey home and discover modern touches throughout.

With dual living opportunities, there is plenty of room for the growing family. Upstairs you will relish in North-to-front living. The large living areas are open-plan, with a degree of thoughtful separation. Your gourmet kitchen, with a beautiful tropical outlook, is where many a great meal will be prepared. Serviced by four bedrooms, the upper level is a home in and of itself.

On the ground floor, you will be greeted by yet another comfortable living area with a second kitchen. Complimented by an impressive master bedroom and ensuite, this home really is two in one! A second versatile room will serve you as you need – whether it be a nursery, office, home gym or rumpus room!

The entire family can gather around in your large and ever so private backyard. Boasting a massive pool, shaded alfresco area and bonus shed, this home has it all. Given the remarkable rental income that could be achieved, or the versatility for the combined family, to buy this property would be a profound investment in your family's future.

View as advertised or by appointment  
Auction: On site | Saturday, 31st August 2024 at 10:30am





"Upstairs Kitchen"



"Downstairs Kitchen"



"Upstairs Living"



"Downstairs Living"





"Refresh & Recharge"



"Minutes to Everything"



Property Specifications

- Central Location in the Heart of the GC
- Situated on an Impressive 695m² Block
- North to Front Perspective
- Dual Living Opportunities with Separate Access
- Prime Investment Property!
- Extremely Private in All Aspects
- Front Garden/Lawn
- Double Lockup Garage & Further Off-Street Parking
- Modern Feel Throughout
- Bright & Airy, Open Plan Living
- Downstairs: Living, Kitchen, Master Suite & Spare Room
- Upstairs: Living, Dining, Kitchen & Four Bedrooms
- Front Balcony
- Air-Conditioning and/or Fans Throughout
- Shaded Alfresco Area Overlooking Large Grassy Backyard and Inground Teardrop Pool
- Separate Laundry & Shed for Additional Storage
- Colorbond Fencing
- 16 Solar Panels Installed
- Metres to Bowls Club, QLD Ambulance Service PCYC  
Close to Parks & Schools - Ideal for Families
- Walking Distance to Bunnings, Woolworths, Post Office
- Moments to M1 & Nerang Train Station

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## Seller's Insights

"Between the front balcony, sparkling saltwater pool, massive backyard and the outdoor entertaining area, you will love spending time outside!"

"This property is so versatile and homely. You literally get two homes in one. If you're looking for an investment, you will never be without a tenant here!"

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

## Market Analysis

44 Eureka Crescent, Nerang

Price: \$875,000  
Traded: 21 May 2024  
Size: 840m<sup>2</sup>  
3 bed, 1 bath, 3 car



71 Cayuga Road, Nerang

Price: \$1,090,000  
Traded: 20 Jan 2024  
Size: 823m<sup>2</sup>  
5 bed, 3 bath, 2 car



17 Spring Court, Nerang

Price: \$920,000  
Traded: 24 Jan 2024  
Size: 829m<sup>2</sup>  
4 bed, 3 bath, 2 car



126 Beaudesert Nerang Road, Nerang

Price: \$1,075,000  
Traded: 21 Feb 2024  
Size: 777m<sup>2</sup>  
4 bed, 2 bath, 4 car



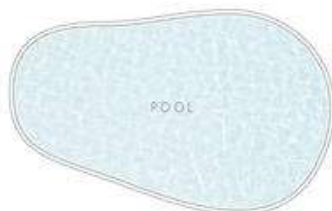
14 The Grange, Nerang

Price: \$862,000  
Traded: 07 Sept 2023  
Size: 716m<sup>2</sup>  
7 bed, 3 bath, 3 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.*





[Not in Position]



[Not in Position]



32 Onslow Street **NERANG**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

6 | 3 | 2 | 272m<sup>2</sup>



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"Dual Living Dream"

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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 who 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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