

# 1 Olmo Court, Nerang, Qld 4211

## House For Sale

Monday, 22 April 2024

1 Olmo Court, Nerang, Qld 4211

Bedrooms: 5

Bathrooms: 3

Area: 400 m2

Type: House



Michael Folkard  
0755814422

## Expressions of Interest

Beautifully renovated family home situated in a peaceful cul de sac position just minutes from the major local amenities. Freshly painted inside and out with new electrical and upgraded plumbing installed, all the hard work has been done for you! The home has been divided into two separate sections to create a dual living arrangement and both sections of the home are currently rented on fixed term leases until November 2024 returning a combined total of \$1,070 per week in rent. Sitting on a flat useable block of approximately 400m<sup>2</sup> in total, the yard has also been split into two separate sections to allow for private yard spaces for both groups of tenants. Sub metred for power and electricity this is truly an incredible investment opportunity not to be missed. Please ensure your attendance at the open home to avoid disappointment!

**Down Stairs** Awesome tenant in place currently paying \$400 per week rent until November 2024  
Two good size bedrooms  
Separate laundry provided  
LED lighting installed  
New floor coverings throughout  
New Colourbond Fencing for added privacy  
Functional chef kitchen with new oven and stove installed  
Air-conditioned living space for added comfort year round

**Upstairs** Stairs  
Amazing tenants currently paying \$670 per week until November 2024  
Three bedrooms all with fans, built in robes and new carpet provided  
Two new bathrooms  
Good size kitchen with ample amounts of cupboard space and dishwasher installed  
Air-conditioned open plan area extending to a private balcony  
Fully fenced private yard space  
LED lighting installed throughout  
Lockable storage area downstairs  
Separate laundry downstairs

Situated just walking distance from Little Scholars School of Early Learning, St Brigid's Primary School and Nerang High School, if you're looking for convenience then you can't beat this location. Access to the M1 and Nerang Train Station provided within minutes and just walking distance to the local bus stop. Please contact Michael Folkard from LJ Hooker Gold Coast to register your interest today!

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