

11/9 Rata Place, Nerang, Qld 4211



Sold Duplex/Semi-detached

Monday, 14 August 2023

11/9 Rata Place, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached

Contact agent

Very well appointed and immaculately presented three bedroom duplex positioned within an incredibly desirable gated estate, Gilston Grange. Offering potential buyers a resort style sparkling in ground swimming pool to enjoy during the warmer months of the year, the estate has full time onsite managers in place to help keep the grounds looking their best at all times. Please be quick to inspect to avoid missing out! This Property Also Includes; Amazing tenants currently in place paying \$490 per week until the 3rd of January 2024 Current weekly rental appraisal of approximately \$585 per week Sinking fund balance of approximately \$212,064.42 as at June 2023 Annual rates and water charges of approximately \$3,000 combined Reasonable weekly body corporate of approximately \$80 including building insurance, sinking fund contributions and maintenance of the common grounds Pet friendly complex subject to body corporate approval Three good size bedrooms with fans and built in robes provided, including ensuited master bedroom Elevated position, perfect for those wanting to avoid flood prone areas Open plan tiled living and dining sections, air-conditioned for added comfort all year round Separate downstairs laundry and powder room for added convenience Covered alfresco space extending from the dining section, the perfect spot for an afternoon drink Securely fenced rear yard for the children and pets to play safely Sparkling in ground swimming pool within the gated grounds Incredibly spacious kitchen with dishwasher and plenty of cupboard space provided Single lock up garage with internal access provided to the home and an additional parking space in front of the garage Plenty of visitor parking throughout the estate for your guests Located within walking distance of St Brigid's Primary School, Little Scholars School of Early Learning Nerang and the Nerang River and Parklands. Quick access is provided to the M1 and Nerang Train Station from this super convenient location for anyone wanting to commute for work. To register your interest please contact Michael Folkard form LJ Hooker Gold Coast Solutions at your earliest convenience. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.