

15 Riverlea Waters Drive, Nerang, Qld 4211



House For Sale

Monday, 27 May 2024

15 Riverlea Waters Drive, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 814 m2

Type: House



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CONTACT AGENT

Welcome to Riverlea, a truly enchanting gated community nestled in the heart of Nerang, Gold Coast. Work from home, dual living, options galore with this single level 3 bedroom home backing onto parklands and lake. There are numerous opportunities with this single level property to make it your home or investment, all upside. With a spacious 814 sqm flat block. Room for boat, caravan, extra cars, name your toy. Why not even convert the garage to another bedroom or living space? Plenty of room out the front for carport or another garage? Subject to approvals of course! You decide, the great thing is you have choice and all of this in one of the Gold Coasts premiere estates, Riverlea. Light and bright, 2 living areas, formal dining off kitchen flowing out to massive deck - picturesque backyard, which directly backs onto a serene lake and park. Imagine waking up to the gentle sounds of nature, sipping your morning coffee on the deck, and relishing the stunning views that surround you. This idyllic setting offers the perfect backdrop for outdoor entertaining or simply enjoying a quiet moment of reflection. All bedrooms have built-ins and are spacious, master bedroom flows out onto the back deck, taking in those park and water views, walk rough robe and ensuite with shower and large claw foot bathtub in the main bathroom. The kitchen and formal large dining has large windows letting in plenty of light overlooking the deck and soaking up the views. The kitchen has stone counter tops and brand new electric cooktop and oven installed. 3 bedrooms Built-in robes 2 living areas Large Formal dining with ceiling fan Sun room/ workspace/kids play room off main living area. Extra large garage Massive deck Low maintenance gardens Downlights throughout Large laundry room Large storage room/linen cupboard/ extra pantry off the laundry Large linen and extra hanging cupboards Plenty of storage Ceiling fans Solar hot water system Lake and Parkland at rear Room for extra cars, boats, caravans? Only 2 neighbours Room for shed Plenty of grass for trampoline or kids to kick the footy 2 Pools 2 BBQ's 2 Tennis courts Half Basketball court Kids playground Function centre Gym Library Low Body Corp approx \$91 after 15% discount Sinking fund: \$276,467.30 AS AT 16 MAY 2024 Approx 814 sqm block Free Bore water to keep the garden lovely green. Living in Riverlea means you'll have exclusive access to an array of incredible amenities. Residents have access to two pools (one heated) which include separate toddler pools and have substantial BBQ and entertaining areas, two full size tennis courts, a large children's playground, common area and gym as well as over 12.78 hectares of parkland bordered by Crane Creek and the Nerang River. Everyone can enjoy their leisure time to the fullest. Tennis courts provide the perfect venue for a friendly match, while the library offers a peaceful space to dive into a good book. For those who enjoy an active lifestyle, walking tracks meander through the community, providing opportunities for exercise and exploration. What truly sets Riverlea apart is its strong sense of community. Residents are brought together by a shared appreciation for a quality lifestyle, fostering a warm and welcoming environment. Whether it's attending community events, participating in social clubs, walking around the numerous tracks and pathways or simply forging new friendships, you'll find that Riverlea offers a true sense of belonging. They even have their own community facebook page! Nerang, located in the heart of the Gold Coast, Queensland, is a thriving suburb that offers a unique blend of urban convenience and natural beauty. Known for its scenic landscapes, family-friendly atmosphere, and growing infrastructure, Nerang is increasingly becoming a popular choice for both residents and investors. Here's an in-depth look at what makes Nerang an attractive destination.

Lifestyle and Amenities

- 1. Natural Beauty and Outdoor Activities:** Nerang is surrounded by lush greenery and natural attractions. The Nerang National Park and Nerang State Forest provide residents with ample opportunities for hiking, mountain biking, and picnicking. The nearby Hinze Dam is perfect for water sports, fishing, and serene walks along its trails.
- 2. Family-Friendly Environment:** The suburb boasts numerous parks, playgrounds, and recreational facilities, making it ideal for families. The Nerang Aquatic Centre is a popular spot for swimming and fitness activities, while the Nerang Community Centre hosts a variety of events and programs for all ages.
- 3. Convenient Shopping and Dining:** Residents have access to a range of shopping options, from local boutiques to major retail outlets at Nerang Mall and My Centre Nerang. The suburb also offers a diverse dining scene, featuring everything from cozy cafes to international cuisines.
- 4. Education and Healthcare:** Nerang is home to several reputable schools, both public and private, catering to all education levels. Healthcare needs are well-served by local clinics and the nearby Gold Coast University Hospital, ensuring residents have access to top-notch medical care.

Investment Potential

- 1. Growing Infrastructure:** Nerang is benefiting from significant infrastructure developments, including road upgrades and improved public transport links. The expansion of the Pacific Motorway (M1) makes commuting to Brisbane and other parts of the Gold Coast more accessible, enhancing the suburb's appeal for both residents and businesses.
- 2. Affordable Property Market:** Compared to more central Gold Coast suburbs, Nerang offers more affordable property prices, making it an attractive option for first-time homebuyers and investors.

The suburb's diverse housing options, from modern apartments to spacious family homes, cater to various market segments.

3. Rental Demand: With its strategic location and lifestyle amenities, Nerang experiences strong rental demand. The suburb attracts a mix of young professionals, families, and retirees, ensuring a steady rental income for property investors. The presence of educational institutions also drives demand for student accommodations.

4. Future Growth Prospects: Nerang's ongoing development and its proximity to major employment hubs suggest strong future growth potential. As the Gold Coast continues to expand, Nerang is poised to benefit from increased economic activity and population growth, making it a sound long-term investment. Nerang has a vibrant community spirit, with numerous local events and festivals that bring residents together. The Nerang Country Paradise Parklands hosts regular markets, cultural events, and community gatherings, fostering a strong sense of belonging among locals. The suburb also has a rich history, with several heritage-listed sites that reflect its cultural heritage. The historical significance of Nerang adds to its charm, offering a unique living experience that blends the past with the present.

Nerang, Gold Coast, QLD, offers a compelling mix of natural beauty, modern amenities, and investment potential. Its affordable property market, strong rental demand, and future growth prospects make it an ideal choice for both residents looking for a high-quality lifestyle and investors seeking profitable opportunities. Whether you're drawn by the outdoor lifestyle, community atmosphere, or the potential for capital growth, Nerang has something to offer everyone. Don't miss the opportunity to make this extraordinary property your own and experience the joys of residing in this lovely community on the Gold Coast. Be quick call Conrad Hyslop Nerang Gold Coast Property Specialist, before its gone!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.

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