

2/12 Martin Street, Nerang, Qld 4211



Townhouse For Sale

Saturday, 13 January 2024

2/12 Martin Street, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 162 m2

Type: Townhouse



Tracey Wilson

0755930044

Auction

Auction Location: In Rooms - TAFE Robina Campus, The Anna Rose Room Whether you're searching for an affordable first home, considering downsizing, or exploring a strategic investment opportunity, your search ends here! Step inside and be impressed by the spaciousness this home offers. The open-plan living and dining seamlessly connect from the well-appointed modern kitchen to the covered entertaining area. Spanning three levels, the three generously sized bedrooms are situated upstairs, accompanied by two bathrooms and a downstairs powder room. The double lock-up garage, with internal access, ensures both safety and convenience. Additional Features- Three spacious bedrooms, two bathrooms plus powder room- Large Master bedroom with ensuite and walk in wardrobe- Spacious living, kitchen and dining space - Well-appointed modern kitchen with quality appliances and breakfast bar- Ceiling fans throughout including bedrooms- Air-conditioning in the living area, master bedroom and one additional bedroom- Recently renovated with new hybrid vinyl flooring, LED lighting and new carpets- Mirror tint on windows providing a 70% reduction in UV ray penetration- Covered outdoor entertaining area- 6KW solar, 24 panels, offering substantial reduction in the cost of living- Solar hot water system- Large double lock up garage with internal access and storage- Boutique complex of only four residences Financials- GCCC Rates \$1,900 approx. per year- Water Rates \$300 approx. per quarter- Rental Appraisal \$700 - \$750 per week Conveniently positioned in the heart of Nerang, with proximity to shops, transportation, dining, entertainment, sporting facilities, a short walk to the Nerang CBD and easy access to the M1 Motorway - everything you need is right at your doorstep! Will be sold at or before Auction. Contact Tracey Wilson to find out more 0433 253 167. Auction Venue: In Rooms - TAFE Robina Campus, The Anna Rose Room Address: 94 Laver Drive, Robina Date: Wednesday, 31st January 2024 Time: 6:00pm with registrations from 5:15pm Order of Sale: TBC closer to the date Price Disclaimer: This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. 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.