

**2/14 Martin Street, Nerang, Qld 4211**

**Unit For Sale**

Wednesday, 24 April 2024

2/14 Martin Street, Nerang, Qld 4211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## Offers over \$510,000

This charming 2-bedroom, 1-bathroom home presents a delightful opportunity for comfortable living in a prime location. Nestled within a small block of 4 units, this property offers a tranquil retreat while still being conveniently close to major amenities and transportation routes. Currently Leased until: September 2024 @ \$500pw New Rental Appraisal: \$540 - \$580pw Upon entering, you'll be greeted by a neat and tidy interior featuring an open plan layout that seamlessly integrates the living and dining areas, creating a warm and inviting atmosphere. Step outside to discover your own private oasis - a covered courtyard and patio area, perfect for alfresco dining or simply unwinding in the fresh air. Whether you're entertaining guests or enjoying a quiet moment alone, this outdoor space offers endless possibilities. Parking is made easy with a single garage providing secure accommodation for your vehicle, complemented by driveway parking space for added convenience. Property Features: • Two bedrooms with built in robes • Bathroom has bath and separate toilet • Open plan living and dining • Spacious kitchen • Separate laundry • Outside is a private covered courtyard with ample garden • Single garage with internal access • New Hybrid flooring\* Split air-conditioning\* Ceiling fans Bodycorp: (Insurance & lawn mowing) Approx. \$40pw Council Rates: Approx. \$1,200 bi-annually Water Rates: Approx. \$490pw Situated within walking distance to local shops, cafes, the Nerang State Forest, and Aquatic Centre, as well as being just a short drive away from the M1 Motorway, this property offers the ideal blend of peace & convenience.