

2/9 Nina Parade, Arundel, Qld 4214

SHEPHERD
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Sold Duplex/Semi-detached

Monday, 19 February 2024

2/9 Nina Parade, Arundel, Qld 4214

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



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\$660,000

Sick of missing out - busting to put your home renovation skills to the test? Then this property is definitely for you. Mins to everywhere including the Broadwater! Owner occupiers have lived here for 20 years but had to move to their next stage in life to a care facility. If this lovely duplex could talk, this is what she would say:** Please shower me with TLC and new flooring, I really love those vinyl light timber look planks. I think that would be stunning and wow what a different feel it would be** Old Verticals - does anyone like them in 2024? I'm so sick of them breaking off, leaving gaps and shattering my privacy - curtains would be so soft and inviting. By the way, Royal Blue is my favourite colour!** If I could paint then the whole inside would be a beautiful cool crisp white, how great would that look with the pale blue kitchen and Royal Blue curtains ** I have to apologise for my bathroom, my Owners just didn't notice it needed a spruce up after living here for so long - but I know from watching all those renovation shows that some new cupboard doors and drawers (in white of course) would make a big difference. Maybe some modern shower glass as well. Yes in case you are wondering, there is a separate bath and a separate toilet. Oh and it is a 2way bathroom so if you are a couple, your own ensuite!** I think my best feature at the moment is my huge tropical feel back yard. Did you see my stratco type undercover area, cool isn't it? Plus I have a side awning that winds out. It's my happy place, so cool and inviting, very private and set way back from the street. The colour bond fencing and gate was a huge improvement, feels like my own private oasis but right in the heart of the Gold Coast.** Did you notice all my Solar Panels on my beautiful clean roof PLUS here's a secret most don't know about - I have a Solar Battery pack for extra power saving. My Owners were pretty smart just not so mobile these last few years.** My auto garage hasn't seen a car for a while, it was used as a man cave/workshop for many years. There is an internal door to the lounge plus a separate laundry with outdoor access off the back of the garage.** Best of all, no Body Corporate fees here either, just Insurance.** After you have worked your magic internally with my make over, I would attract great Tenants at \$725+ per week if you are an Investor.Well, what are you waiting for - you don't want to be telling your family and friends that you "missed out again" - call now for an immediate private Inspection.Contact Julie Alexander on 0437 456 688