

# 2 Nerang-Broadbeach Road, Nerang, Qld 4211

## House For Sale

Wednesday, 24 April 2024

**LJ Hooker**  
Solutions Gold Coast

2 Nerang-Broadbeach Road, Nerang, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Alex Bally

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## **Offers over \$799,000**

Great investment opportunity. The current owner has lodged a building application for a second dwelling onsite which is in final stages of approval. This corner block home represents a unique investment opportunity as future landbank with a current income secured for the next two years on the current dwelling. With Nerang-Broadbeach Road frontage, already nearby retail establishments and rear access from Riverview Road the property offers multiple development opportunities. Currently tenanted on a two-year lease, the two storey home features 3 living areas including a spacious rumpus room, formal living, and kitchen dining combined, leading out to a rear enclosed patio overlooking the inground pool. Upstairs has three good sized bedrooms including another family living area. The home is in great condition recently repainted and regularly maintained. Parking includes a tandem carport and rear access space for a caravan or boat. Please contact me for further information and inspections on the property.