

**25 Paradise Street, Nerang, Qld 4211**



**Sold House**

Saturday, 4 May 2024

25 Paradise Street, Nerang, Qld 4211

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Russell Rollington  
0755385777



Bob Rollington  
0755385777

**\$1,350,000**

First National Surfers Paradise is pleased to offer 25 Paradise Street, Nerang to the market. Representing a unique opportunity to secure this high exposure corner site with fully approved medical commercial building with a high quality fit out presented in a as new condition. Outstanding location on the corner of Nerang Broadbeach Road and Paradise Street, surrounded by successful businesses and residential precincts. The subject property is located within the eastern precinct of the Gold Coast suburb of Nerang and east of the M1 (Pacific Highway). The Nerang River flows a short distance to the north. The Nerang business centre is located approximately 1.2km northwest and the Nerang industrial node approximately 800m to the south. The property has easy access to public transport, shopping, childcare, schools, vocational college, university, hospitals, sporting facilities and parks. The subject property has convenient access to major arterial roads that connect with other suburbs of the Gold Coast and the Pacific Motorway (M1) in the west. The as new presented designed and energy efficient single level building consists of 6 onsite car spaces plus a disabled space with ample on street parking. The building comes with approval for commercial medical and health related tenancies with access via stairs and disabled ramp as well as disabled compliance throughout the building. Featuring 3 large consulting rooms each with plumbing, sink, tap, drainage and power, sizeable waiting room/reception, IT/accounts office, sterilising room, kitchen, OPG room and compressor store. A high quality fit out with vinyl floors, custom cabinetry, LED lighting, alarm, CCTV, ducted reverse cycle air-conditioning and aluminium windows and doors with glass inserts. Currently leased to a long established and well respected Dental Clinic. High exposure location on busy major Gold Coast arterial road, outstanding signage and advertising exposure, rare medical approval, quality tenant making an ideal investment, superfund purchase or owner occupy usage. Clear instructions to be sold, all written offers to be submitted, be quick to secure today. For further information contact the exclusive agents: Russell Rollington 0412 898 129 Bob Rollington 0411 427 311 First National Surfers Paradise.