

# 3/17 The Locale, Nerang, Qld 4211

## Sold House

Friday, 1 September 2023

**LJ Hooker**  
Solutions Gold Coast

3/17 The Locale, Nerang, Qld 4211

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 6**

**Area: 187 m2**

**Type: House**

## Contact agent

Nestled within the serene surroundings of The Locale in Nerang on approx. 516m<sup>2</sup>, this exceptional home presents a unique opportunity for multi-living at its finest. Boasting an expansive layout spanning across six generously sized bedrooms, two well-equipped kitchens, two modern bathrooms, and the added convenience of four dedicated car spaces, this residence redefines comfort and functionality.

**Key Features:**

- \* 6 Bedrooms: This property offers an abundance of space, featuring six well-appointed bedrooms that provide ample room for both family members and guests. 3 bedrooms are on the upstairs level. 3 bedrooms downstairs.
- \* A defining feature is the multi living design, seamlessly accommodating extended families or offering the possibility of separate living quarters for added privacy.
- \* 2 Fully-equipped kitchens (One upstairs, the 2nd in the lower level area)
- \* 2 Modern bathrooms, this property caters to various living arrangements.

**Convenient Parking:** With a total of four designated car spaces, parking is never a concern for residents or their guests. This abundance of parking spaces ensures convenience and ease for all occupants.

**A vast balcony with Surfers Paradise views from the front! Hinterland views from the upstairs kitchen! Private garden to the side of the house and own covered outdoor entertaining area.**

**Rental Income & Potential:** Currently, the property is generating a rental income of \$760 per week with a new proposed rental appraisal of \$900 - \$950pw, making it a very attractive investment opportunity. The multi-living layout and prime location contribute to its strong rental demand but perfect for large families who wish to move in...

**Modern Comforts:** Stay cool during the warmer months with the inclusion of air-conditioning and ceiling fans to create the ideal indoor environment for relaxation and enjoyment.

**Outdoor Oasis:** Residents of 3/17 The Locale enjoy shared access to a refreshing pool that is shared among only two other properties within the block. This inviting pool area provides the perfect retreat to unwind, socialize, and bask in the Queensland sun.

Nestled within The Locale, this property enjoys a peaceful neighborhood ambiance while remaining conveniently close to essential amenities. Whether you're looking for an exceptional investment opportunity or seeking a spacious home that accommodates various living arrangements, this property stands as a testament to versatile living.

**Solar - Hot Water**

**Associated costs:** Bodycorp approx. \$62pw Rates approx. \$1,200 bi-annually Water: \$470 pq

Seize the chance to own a property that offers both size and substance. Please attend one of our open home as advertised.