

**36/42 Murev Way, Carrara, Qld 4211**



**Sold Townhouse**

Thursday, 17 August 2023

36/42 Murev Way, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Robyn Szabo

## Contact agent

What do you need????An investment property?Your first property?Downsizing?Look no further!It's so hard in the current market to find something at a price where the sums work..... Look no further. With onsite managers taking care of the complex, this property is one of our client's rental properties, which we have managed for them for the past 12 months, so we know we have a great tenant in place - until January 2024. For an investor that's an easy transition into immediate income. If you are wanting to owner occupy, that gives you an income while you are organising everything. You may even be able to come to an agreement with the tenant for earlier vacancy, in previous sales, negotiations with the tenants have seen them move out sooner - but as it stands, their current lease is until January 8th. So what does this property have:\* Separate lounge and dining - but with a connective flow\* 3 large bedrooms all with built in cupboards\* Master bedroom with a private balcony \* Bathroom with a bath and separate shower\* Separate toilet upstairs\* Additional toilet downstairs\* Large laundry\* Single lockup garage\* Small backyard\* Pet friendly complex (with Body Corp Approval)\* Secure gated complex\* Complex Pool \* Current rent - \$510 a weekOne of the great things about the location here is that you are literally minutes from the M1 so getting around the Gold Coast couldn't be easier - but you are far away enough to not get the traffic flow. There are also ample options with public transport as the complex sits on the corner of Nielsen's Rd and Murev Way. This unit however is not one of the ones that back onto that main road of Nielsen's - so you get the convenience but not the noise. The neighbouring property came out of a crashed contract and went straight back under another contract - that's how much of a demand there is in properties in this price range. The Gold Coast is getting harder and harder to find something around that \$500k mark. The majority of properties in that price bracket are in the outer suburbs - here you have a chance to get into the CENTRE of the Gold Coast - but don't hold back on this one - it's priced to sell quickly