

# 52/86 Lawrence Drive, Nerang, Qld 4211



## Sold Townhouse

Sunday, 22 October 2023

52/86 Lawrence Drive, Nerang, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Alex Spinks

**\$515,000**

An outstanding opportunity awaits an investor, downsizer, or first home buyer with this remarkable single-level 3-bedroom villa. Its unique design and prime location make it an ideal choice for those seeking convenience and versatility. Situated just a short stroll away from rail and bus transport, as well as essential amenities, this villa caters to a variety of lifestyles. Formerly the onsite manager's residence, this villa boasts a distinctive history that adds to its allure. The third bedroom, accessible via separate entry, serves as a private office space or a haven for independent teenagers. This unique layout offers flexibility for a home office setup or accommodating family members' individual space needs. Highlighted Features: - 3 bedrooms, including 2 with built-in robes for efficient storage - Thoughtfully separated third bedroom with private courtyard and separate access - Expansive open-plan living and dining area featuring tiled flooring - Kitchen designed to maximize natural light, seamlessly integrated into the open-plan layout - Convenient 2-way bathroom adjacent to the master bedroom - Tandem lock-up garage comfortably accommodating 2 vehicles - Peaceful in-ground pool nestled within the complex - Ample visitor parking available - Approximate Body Corporate fees of \$69 per week Strategically positioned just moments away from the M1 motorway and mere steps from the Nerang Train/Bus Station, this villa ensures exceptional connectivity. Its proximity to the Nerang CBD, Metricon Stadium, Commonwealth Games precinct, and major shopping centres further enhances its desirability, offering a well-connected and convenient lifestyle. This villa stands out as a true gem, deserving of closer inspection. Schedule you're viewing today to fully grasp the extent of its uniqueness and potential, making it a perfect choice for investors, downsizers, and first home buyers alike. Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.