

68 Mount Nathan Road, Nerang, Qld 4211

Sold Acreage

Friday, 22 September 2023



68 Mount Nathan Road, Nerang, Qld 4211

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: Acreage

\$1,200,000

Approximately 1.03 Hectares or just over 2.5 acres of mostly cleared land offering endless potential for those buyers looking to build their new dream home, to run a business from home subject to GCCC requirements or to potentially rent the property out and keep it in the investment portfolio for years to come. This property features an original residence which has been divided into two separate sections offering dual living potential or potential for each individual section to be separately rented with a combined rental appraisal of approximately \$1,110 per week. To add to the income potential there are a total of seven separate sections to the two large sheds on the property that could also be rented as storage space or workshop areas as required. The property's driveway is also due to be professionally resurfaced within the next 30 days. Regardless of your intentions this property is well worth an inspection and we welcome your attendance at the open home!

DUPLEX Section 1 Gorgeous North aspect with Hinterland glimpses Three bedrooms in total including two with built in robes provided Refurbished main bathroom with bathtub, shower and separate toilet Plenty of covered parking space with a single carport plus a double lock up garage underneath the residence Open plan living scheme featuring timber flooring and air conditioning for added comfort year round Functional kitchen opening out to a covered decked entertaining area at the rear Weekly rental appraisal of approximately \$570 - \$590 per week

Section 2 Single carport accommodation Spacious open plan living scheme, tiled throughout Two good size bedrooms Impressive North aspect with Hinterland views from the entertaining area Main bathroom / laundry combination Fully tiled covered entertaining area extending from the living room Weekly rental appraisal of approximately \$500-\$520 per week

Shed 1 The first shed on the block consists of three large bays which can all be used separately as required There is power and water connected for added convenience

Shed 2 The second shed on the block consists of four separate sections which can all be accessed and locked individually as required An incredibly convenient position for anyone wanting to look at running a business from home. The property is situated within minutes of the Nerang CBD and the M1 with quick access also provided to Mount Nathan, Maudsland, Canungra, Tamborine Mountain as well as St Brigid's Primary School, Silkwood School and Kool Kids Early Learning Centre Nerang . Please be quick to register your interest before it's sold!

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