

**8/32 Riverview Road, Nerang, Qld 4211**



**Villa For Sale**

Wednesday, 17 April 2024

8/32 Riverview Road, Nerang, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 110 m2**

**Type: Villa**



Stephanie Zhou

0452184966

## Offers over \$520,000

Take note of this highly attractive opportunity to secure a lucrative addition to your investment portfolio. This splendid three-bedroom villa, nestled within the desirable Riverview Gardens complex, represents an exceptional investment in a central location of the thriving Gold Coast area. Currently tenanted with a solid return of \$650 per week, this property boasts a robust rental yield, with minimal outgoings. This delightful home offers a spacious, open plan living area that bathes in natural light, promoting a sense of serenity and comfort. The well-appointed kitchen presents generous storage options, while each bedroom features built-in robes and ceiling fans for year-round ease. A 2-way bathroom, inclusive of a bathtub, and a separate toilet cater to the practical needs of residents. Additional perks include a single lock-up garage, extra driveway parking, air conditioning in the lounge, and water efficiency measures. Within the gated community, residents enjoy resort-style amenities, including a sparkling swimming pool, lush gardens, and enhanced security. With proximity to the M1 Pacific Motorway, train station, and an array of local amenities, this villa is not just a home but a lifestyle choice. This is a rare chance to invest in a property where demand is consistently high - an opportunity not to be missed.

Property Features:

- Great central location: the best of the best at Nerang, Gold Coast.
- Currently rented on a 12-month lease for \$650/week.
- Outgoings (approx.): body corp levies \$78/week; council rate \$46/week.
- Property is water efficient with individual water meter installed. Water rate is individually billed by city council approx. \$21/week (fixed/access charge).
- Open plan living with natural light and airflow all year round.
- Air-conditioner in lounge.
- Spacious kitchen with ample storage space. Linen cupboard in hallway.
- Three large bedrooms, all with built-in robes and ceiling fans.
- 2-way Bathroom with bathtub and a separate toilet.
- Single lock-up garage with additional parking on the driveway.

Complex Features: Riverview Gardens

- A highly sought-after residential complex in the heart of Nerang, Gold Coast.
- Fully fenced, gated community with intercom and CCTV systems.
- Resort-style complex living with lush gardens and a large, sparkling swimming pool.
- Family oriented, a safe and peaceful neighbourhood.
- Visitor parking available throughout the complex.
- Adjacent to parklands & Nerang River.

Location Features:

- 30 seconds by car to M1 Pacific Motorway.
- 5 minutes' walk to Nerang train station.
- 5 minutes driving distance to various local shopping centres, city library, cinemas and the Metricon Stadium.
- 10 minute-drive or less to various primary and high schools.
- 10 minutes to Emerald Lakes Golf Course and RACV Royal Pines Golf Course.
- 15 minutes to beaches, Gold Coast hinterlands, Pacific Fair shopping precinct, Robina Town Centre and Gold Coast University Hospital.

Disclaimer of the advertisement: When preparing this information, we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.