

**8/82-86 Lawrence Drive, Nerang, Qld 4211**



**House For Sale**

Saturday, 3 February 2024

8/82-86 Lawrence Drive, Nerang, Qld 4211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 103 m2**

**Type: House**



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## Auction

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! An exceptional opportunity awaits investors, downsizers, and first home buyers alike with this remarkable ground level 2-bedroom villa. Boasting a unique design and prime location you'll experience instant relaxation on the patio area, surrounded by lush lawns and native trees - this property offers unparalleled convenience and versatility. Step inside to discover a spacious and functional open-plan living arrangement, complemented by a bright and well-equipped kitchen featuring a dishwasher and ample cabinetry. Two inviting bedrooms await, with shared access to a family bathroom boasting a shower, vanity along with a separate toilet for added convenience. Nestled in the well-managed and serene Palm Grove Village, this location is situated just a stone's throw away from rail and bus transport, as well as essential amenities, this villa caters to a diverse range of lifestyles. The thoughtfully separated third bedroom, accessible via a separate entry, provides a private office space or a retreat for independent teenagers, enhancing the home's flexibility. Highlighted Features:

- 2 generously sized bedrooms for utmost comfort including built-in robes for efficient storage
- Single level, ground floor villa
- Private courtyard and separate access
- Expansive open-plan living and dining area featuring carpet to floorboard flooring
- Kitchen designed to maximize natural light, seamlessly integrated into the open-plan layout
- Convenient family bathroom including vanity, shower and toilet
- Single lock-up garage
- Rear lawns with a tranquil, leafy outlook (common property)
- Peaceful in-ground pool nestled within the complex
- Ample visitor parking available
- Approximate Body Corporate fees of \$69 per week
- Pet-friendly environment (subject to application)
- Lease until 25th October 2024, paying \$395 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 centers further enhances its desirability, offering a well-connected and convenient lifestyle. This villa stands out as a true gem, deserving of closer inspection. Schedule your 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.