

4 Stevens Street, Nerang, Qld 4211



House For Sale

Sunday, 23 June 2024

4 Stevens Street, Nerang, Qld 4211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



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Offers Over \$950,000

If you're looking to renovate, build a new home, or develop a prime site, this property in a quiet street in central Nerang is a must-see. With DA approval already secured for three luxury townhouses, the hard work has been done for you-just start building!

Key Features:

- **Development Approval:** DA approved for 3 x 4-bedroom, 2-bathroom luxury townhouses, ready for immediate construction.
- **Current Residence:** A 3-bedroom, 1-bathroom double-story house, perfect for immediate living or rental income.
- **Modern Comforts:** Features an air conditioner, recently painted interiors, and 6 solar panels for energy efficiency.
- **Parking & Storage:** Includes a 2-car garage and a 2-car carport.
- **Sustainability:** Equipped with a 2,000-litre water tank.
- **Ultimate Privacy:** Located in a quiet, beautiful street offering peace and tranquillity.

Prime Location:

- **Education:** Minutes from multiple schools.
- **Convenience:** Close to local shops and amenities.
- **Accessibility:** Easy access to the Pacific Highway, providing connectivity to both the north and south coast.
- **Healthcare:** 10 minutes to Gold Coast University Hospital.
- **Leisure:** 15 minutes to the beaches of Surfers Paradise.
- **Transport:** Walking distance to public transport options.

Additional Details:

- **Land Size:** Scarce, flat 1012m² block, ideal for prime development with medium density RD5 zoning.
- **Development Potential:** DA-approved plans in place, ensuring a smooth transition to building.

This property will be SOLD, so don't sit on your hands and miss this incredible opportunity. Contact us today to arrange a viewing and secure your place in central Nerang's thriving development scene.

Disclaimer: In 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 with respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.