

103/32 Riverview Rd, Nerang, QLD 4211

Under Contract

Townhouse 3  1  1 



## Spacious Single-Level Villa with Endless Potential

Positioned in a peaceful and convenient location, this generous three-bedroom single-level villa needs some work but offers comfort, space, and an exciting opportunity to add your own style and increase the value.

Step inside to discover a light-filled open plan living and dining area, creating a welcoming hub for everyday living and entertaining. The functional layout provides excellent flow, while offering scope for modern updates or renovations to truly make it your own.

All three bedrooms are well-proportioned and include built-in wardrobes, ensuring ample storage for the whole family. The home's single-level design makes it ideal for downsizers, young families, or savvy investors alike.

Outside, you'll find a large backyard with plenty of room for children, gardening, or future enhancements. A single lock-up garage plus an additional car space adds further convenience and practicality.

### Key Features:

- Spacious single-level layout
- Three generous bedrooms, all with wardrobes
- Open plan living and dining area
- Air-Conditioned
- Dishwasher
- Large backyard with great potential
- Single lock-up garage plus extra-large additional car space
- Security Screens
- Excellent opportunity to update and add value

Currently leased until the 23rd of June the tenants have indicated they would like to stay.

The Body corporate fees are reasonable at approximately \$98 per week

Whether you're looking to renovate, invest, or move in and update over time, this villa presents outstanding potential in a sought-after setting with easy access to the M1, Nerang train station, schools, shops, Carrara stadium & approximately 15 minutes to the beach.

### Listed By

Shane Colquhoun  
Phone: (07) 5578 1744  
Mobile: 0414 255 465

**Open for Inspection**

By Appointment.

