

3/9 Wundowie St, Nerang, QLD 4211

Offers Over \$595,000

Unit 2  2  1 



## VIP Opportunity! - Grab now before it goes online in 2025!

Built in 2017, this fabulous boutique 2 bedroom unit is one of 4 in a row.

Conveniently located just 2 mins from the M1, cafes, shops, the library, cinema & Nerang public pool!

Only 3 minutes drive to Nerang Primary State School & 5 mins to the High School.

Perfect for first time buyers, downsizers, investors or anyone just wanting low maintenance living with everything you need at your fingertips!

Property features include:

- \* 2 Bedrooms - Master with ensuite & walk-in robe. 2nd bedroom with built-in robes (both with fans)
- \* 2 Bathrooms - including ensuite & bathtub in the main
- \* Open plan kitchen/living/dining
- \* Private courtyard to the back of property
- \* Single lock-up garage

\* Approx. 70m2

Water Rates Approx. - \$ 395 pq

Council Rates Approx. - \$1,300 bi annually

Body-corp Approx. - \$ 56pw

\* Viewing not available until mid-December but please call agent directly to discuss

\* Currently leased until end January 2025 (tenants vacating)

**Open for Inspection**

By Appointment.

### Listed By

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