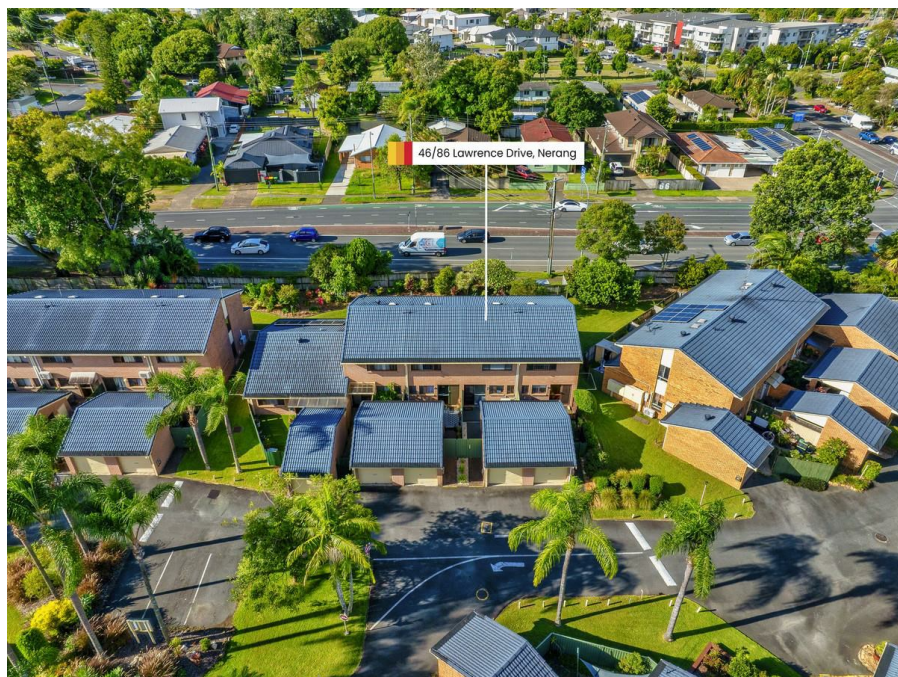


46/86 Lawrence Dr, Nerang, QLD 4211

Sold - 28/04/2025

Unit 2  1  1 



## Affordable & Perfectly Located! - 2 Bed Townhouse ? Be Quick

Investors or patient owner occupiers: Are you looking for an affordable townhouse? Well come and view this rare gem asap as this won't be on the market long!

This fabulous 2 storey townhouse is conveniently located within walking distance to Nerang train station, buses, Carrara Stadium and less than 5 minutes drive to the M1.

Situated in the quiet 'Palm Grove Village' complex with pool & BBQ area

- \* 2 Bedrooms with Built-in Robes
- \* 1 Bathroom - Renovated
- PLUS downstairs Powder-Room
- \* Open Plan Kitchen/Living Area
- \* Separate Laundry Room
- \* Single Garage
- \* 2 Private Yard Spaces (Front & Back)

- \* Split air-conditioning
- \* Ceiling fans

Complex Facilities include:

- \* Sparkling Pool & BBQ Area
- \* Large visitor/extra car-parking

Financials:

Low Bodycorp Fees Approx.\$ 64 pw

Council Rates Approx.\$451 bi-annually

Water Rates Approx.\$374 pq

NEW Rental Appraisal Approx. \$560 - \$580pw (to be reviewed upon end of lease. Currently leased for \$500pw)

Nearby Locations:

### Listed By

Shane Colquhoun

Phone: (07) 5578 1744

Mobile: 0414 255 465

**Open for Inspection**

By Appointment.

