




7/4 Bushmead St, Nerang, QLD 4211

Sold - 15/08/2024

Townhouse 3  1  1 



## Charming 3-Bedroom Townhouse in Bushmead Villas

Located within the serene enclave of Bushmead Villas, this property offers a peaceful retreat with modern conveniences. This well-maintained townhouse presents an ideal opportunity for first-home buyers, downsizers, or investors seeking a tranquil residential setting.

**Open for Inspection**

By Appointment.

### Key Features:

- 3 bedrooms, 1 bathroom
- Single car garage
- Open-plan living and dining area
- Private courtyard
- Ceiling fans in bedrooms & living space.
- Low-maintenance landscaping

### Complex Features:

- Part of Bushmead Villas, a small and quiet complex
- Well-maintained grounds

### Property Details:

- Body Corporate: \$43 per week (Paid Quarterly)
- Rates: \$1207.00 Biannually

### Investment Potential:

- Rental Estimate: \$570.00 - \$620.00 per week
- Current Rental: \$475.00 per week

**Location:** Nestled in a peaceful pocket of Nerang, Bushmead Villas offers proximity to local schools, parks, and shopping amenities. With easy access to the M1, Brisbane and the Gold Coast are within convenient reach.

This property represents an excellent opportunity to secure a comfortable home or astute investment in a highly sought after location. Arrange an inspection today.

### Listed By

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