



4 Fern Cou 67 Nerang St, Nerang, QLD 4211

Sold - 2/02/2023

Townhouse 3  1 



## Bargain Townhouse - Ready & Empty for You!

Do you like decorating?? You will not find many properties at this price unless they need a reno...

Eventually update the kitchen & bathroom & put your own style on this lovely peaceful 3 bedroom townhouse in Nerang!

Situated overlooking the quiet green near the pool!

This fabulous townhouse needs someone to come in and at least give it a good paint & re-carpet, and for those reno lovers, there's plenty to do if you want to give it a full makeover!

The price point gives either investors or first time buyers enough left over spends to give it lots of love! What would you do to it?

'Fountain View' is nestled in between Nerang RSL & The Nerang Cinema. This is a very popular townhouse complex that makes for a great first time buy or investment property!

This 2 storey townhouse is in original but neat condition

For a first time home-buyer, this is a great canvass to put your own stamp on it!

If you're an investor, its neat and tidy enough just to repaint, carpet and get tenants in straight away!

Rental Appraisal \$450 - \$480pw (can be evaluated if renovated)

Rates approx. \$1100 bi-annually

Water approx. \$440 pq

Bodycorp approx: \$66pw (with prompt payment discount)

Townhouse features include:

- \* 3 bedrooms
- \* 1 bathroom upstairs
- \* 1 Single carport with extra storage

### Listed By

Con Vayanos

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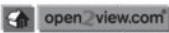
Phone: (07) 5581 4422



**Open for Inspection**

By Appointment.

Floorplan



4/67 Nerang Street, Nerang  
Internal: 85 m<sup>2</sup> | External: 8 m<sup>2</sup> | Approx Total: 93 m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

