


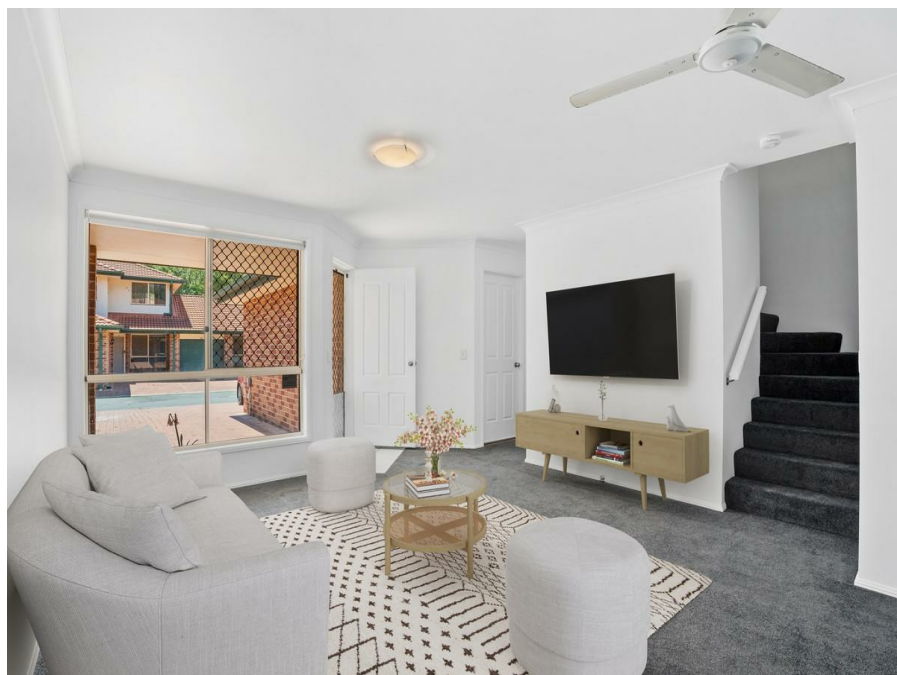


84/32 Riverview Rd, Nerang, QLD 4211

Sold - 14/11/2023

Townhouse 3  1  1 



Vacant and Move-In Ready!

An ideal property for savvy investors and first homebuyers alike, this 2-storey, 3-bedroom townhouse offers an attractive opportunity with room for growth. Freshly painted with new blinds and carpets throughout, enhancing its appeal and value. It provides a great yield for investors or is perfect to move in straight away and add your personal touches.

Open for Inspection

By Appointment.

A fabulous property with room to park 4 cars which is a huge bonus for any townhouse and plenty other of features, including:

- * 3 spacious bedrooms, all equipped with built-in wardrobes.
- * Upstairs bathroom complemented by an additional toilet downstairs for convenience
- * An open-plan living area seamlessly connected to the kitchen and outdoor space
- * A bright and functional kitchen with plenty of storage
- * A single lock-up garage with internal access, plus room for 3 extra vehicles...!!
- * Potential rental income of approximately \$600-\$630 per week, making it a lucrative investment
- * Affordable Body Corporate fees (approx. \$68 per week), council rates \$2,422 per year
- * Residents have access to a delightful pool and outdoor entertaining space within the complex.

Nestled within the security gated community of Riverview Gardens, meticulously maintained and boasting excellent amenities with a resort styled swimming pool and outdoor area. Within walking distance to the Nerang rail and bus hub, providing easy access to public transport. All essential amenities are close at hand, and the property offers straightforward access to the M1, Heritage Bank Stadium, and Resort Golf Courses. Just a short drive away, you'll find Robina Town Centre and Pacific Fair Shopping Precinct.

Don't miss the open homes for this fabulous buying opportunity!

****Please note, virtual staging photos were used in the photos provided.**

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and/or completeness of this information. The information contained herewith should not be relied upon as

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