

4/17 MARTIN STREET NERANG



# FOR SALE

**SOLD BY ANDREW COLLEY 0488 217 803**

**BET YOU CAN'T FIND A CHEAPER HOUSE! OMG WHAT A BARGAIN!** This 2 bedroom townhouse right in the centre of the Nerang is a short walk to everything. It's hard to find a 1 bed unit on the Gold Coast below \$200,000, let alone a 2 bedroom house, with garden! Bring your paintbrush but with competitors some \$45,000 more there's **PROFIT PROFIT PROFIT, WAY ABOVE YOUR COSTS!!** Oh and a low body corporate of \$32 per week. **RENT FOR \$320 PER WEEK, ONCE THE WORKS DONE AND YOU HAVE AN 8% MARKET BEATING YIELD!** Set in a small complex within a short walk to shops, banks, restaurants, library, public pool, medical centre, cinemas and all central town amenities.

Two spacious bedrooms  
Built-in robes  
Kitchen  
Powder room downstairs  
Security screens & Flyscreens  
Carport  
CBD location close to all amenities including cinemas, shops and restaurants pool, child care and library  
**BODY CORPORATE DISCLOSURE AVAILABLE TO VIEW**

What a stunning addition to rental portfolio or an amazing first time buy!!

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**SOLD**

**OPEN FOR INSPECTION:**  
**N/A**



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