# 10- 16 NERANG STREET, NERANG, QLD, 4211









# SOLD

## SOLD BY AUDREY GOETZ. MORE URGENTLY NEEDED!

First time offered for sale together… a unique opportunity to secure these 4 properties on over 1 acre of Nerang River frontage. Nos 10, 12, 14 and 16 Nerang Street, Nerang are prime development sites with a mix of potential uses including multi-level options for childcare, medical centre & health services, professional offices, retail facilities and residential units. The potential is endless here. Together they offer a total of nearly 80mts of street frontage and over 65mts of River frontage. The blocks average a depth of between 50-65mts with a natural slight elevation between each block ideal for creating car parking under a building. The properties are nestled amongst leafy and green vegetation along the river which create a lovely atmosphere and perfect natural light whilst overlooking Arthur Earle park and popular boat ramp.
With an ideal location, centrally located within the eclectic and cultural hub of Nerang CBD, with public transport at the front and easy access to the M1 motorway, the beach, hospitals, major shopping precincts, golf courses and all the recreational facilities that the Gold Coast has to offer. Create here, the next exciting retail/ residential hub of the Gold Coast!
The position would ideally lend itself to an age care residential facility upstairs with medical/ retail downstairs or residential upstairs with office/ retail space downstairs…

Development Potential:
Residential Density under “Centre” Zoning: RD6 – up to 300 bedrooms per net hectare- 1 bed/33m2- Building Height under “Centre” Zoning is 39m.
Range of uses available (STCA) including mixed use, and multi-level options for childcare and education, professional offices, health services, retail facilities, entertainment and recreation facilities, community facilities, visitor accommodation, and residential units and much more.

Information about the properties:

10 Nerang St, Nerang
- Flat and level 1275m² block with 21.7mts of River frontage and 20.6mts of street frontage.
- 61.5mts and 65.2mts depth of block
- Good elevation of app 20-25mts height from water level
- Double storey building of office space with multiple car spaces.
- Current tenant in place.

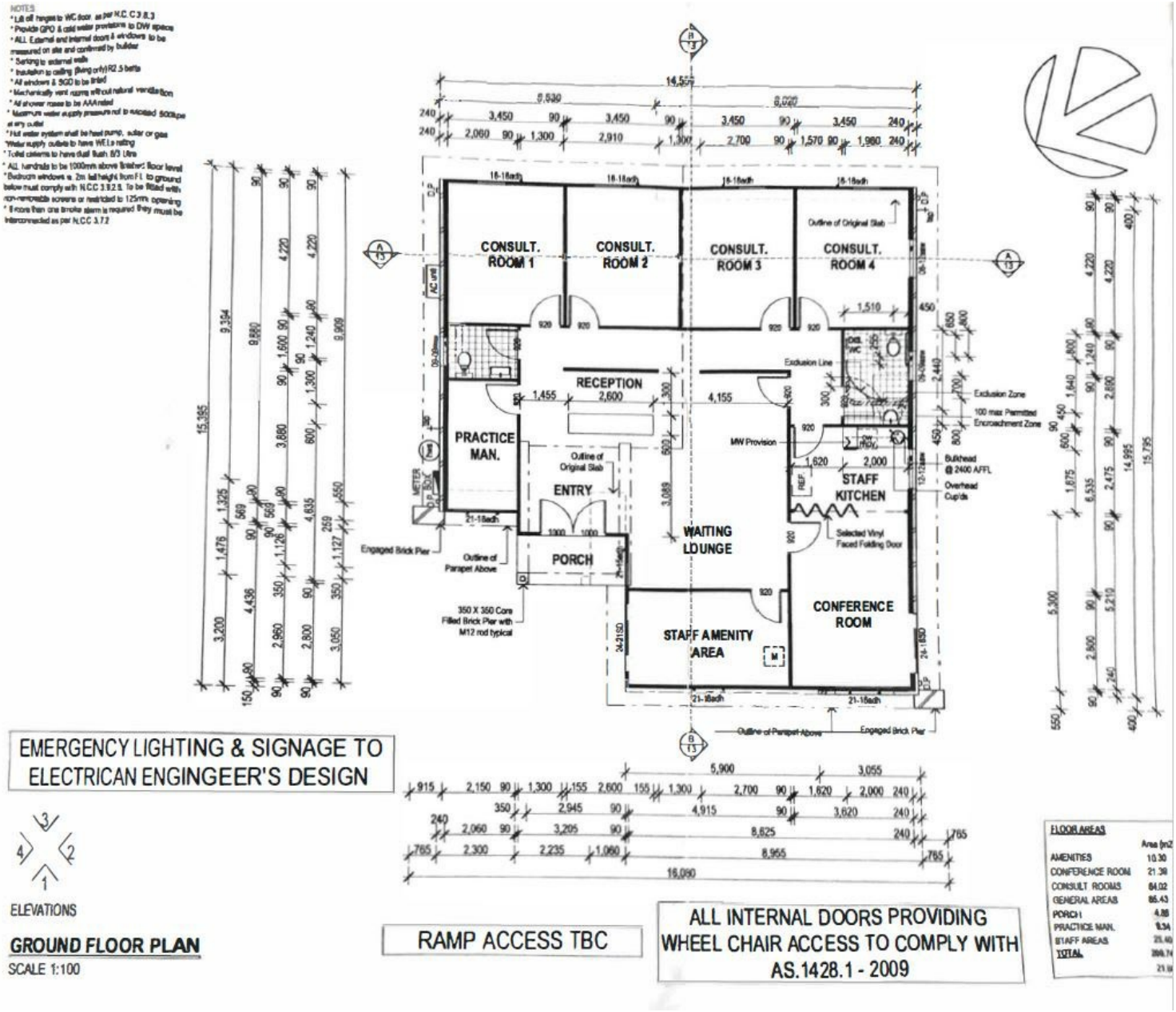
## 0 BED | 0 BATH | 0 CAR

PRICE:
$3,200,000

OPEN FOR INSPECTION:
N/A



**Audrey Goetz**
**0412148078**
audrey@atrealty.com.au
https://www.audreygoetzproperties.com




EMERGENCY LIGHTING & SIGNAGE TO ELECTRICAN ENGINGEER'S DESIGN

ELEVATIONS

**GROUND FLOOR PLAN**

SCALE 1:100

RAMP ACCESS TBC

ALL INTERNAL DOORS PROVIDING WHEEL CHAIR ACCESS TO COMPLY WITH AS.1428.1 - 2009

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**Audrey Goetz**
**0412148078**
audrey@atrealty.com.au
https://www.audreygoetzproperties.com.au/

Audrey Göetz PROPERTIES | @realty