



# 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/33m<sup>2</sup>- 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 1275m<sup>2</sup> 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



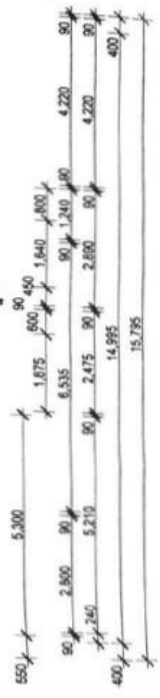
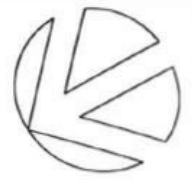
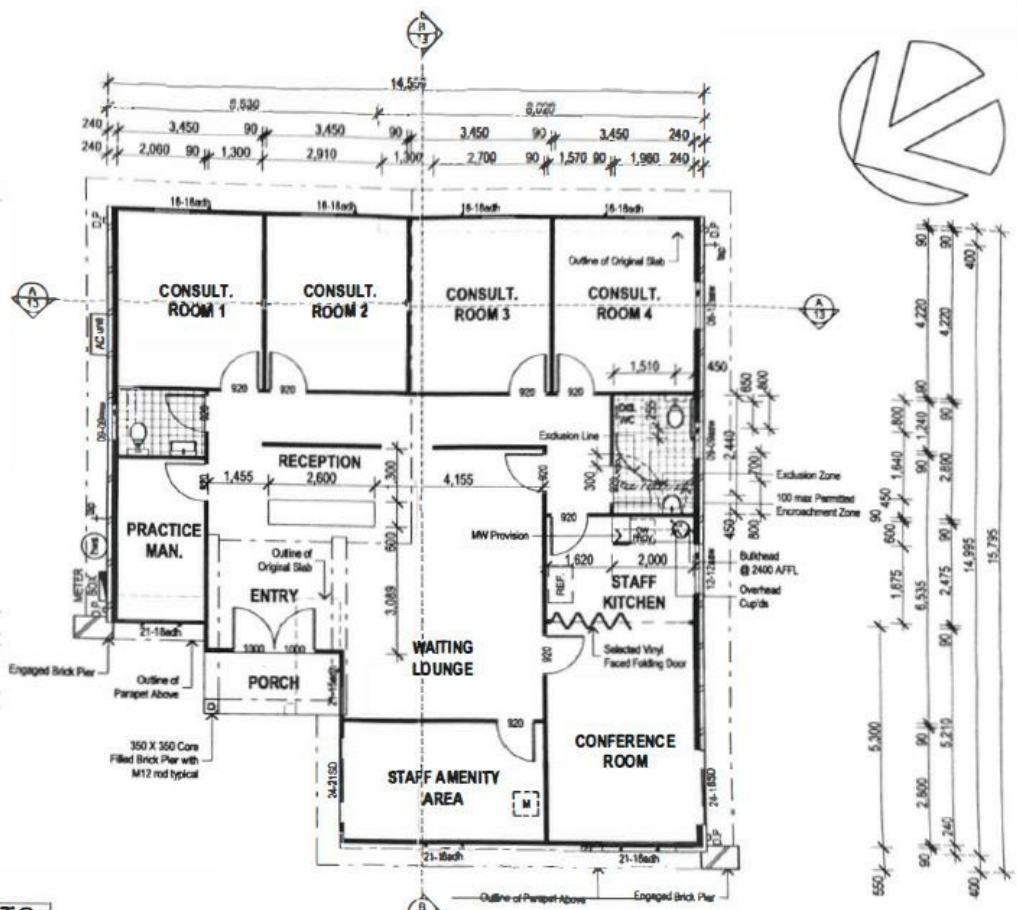
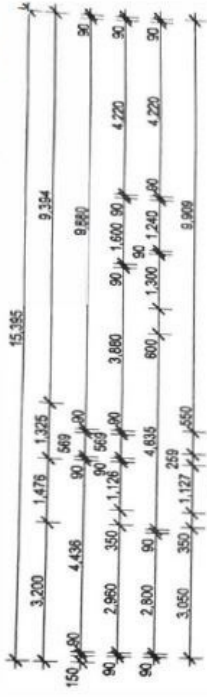
**Audrey Goetz**

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- NOTES**
- \* LA off target to WC door as per N.C.C 3.8.3
  - \* Provide GPO & cold water provision to DWY space
  - \* All External and internal doors & windows to be measured on site and confirmed by builder
  - \* Soffit to external walls
  - \* Insulation to ceiling (being 90/120.5 belts)
  - \* All windows & SGD to be fixed
  - \* Mechanically vent using all natural ventilation
  - \* All shower bases to be AAA rated
  - \* Maximum water supply pressure not to exceed 500kPa at any outlet
  - \* Hot water system shall be heat pump, solar or gas
  - \* Water supply outlets to have WE1a rating
  - \* Toilet cisterns to have dual flush 6/2 litre
  - \* All handrails to be 1000mm above finished floor level
  - \* External windows to 2m set height from F1 to ground below must comply with N.C.C 3.2.2.8. To be fitted with non-removable screens or restricted to 125mm opening
  - \* If more than one breaker alarm is required they must be interconnected as per N.C.C 3.7.2



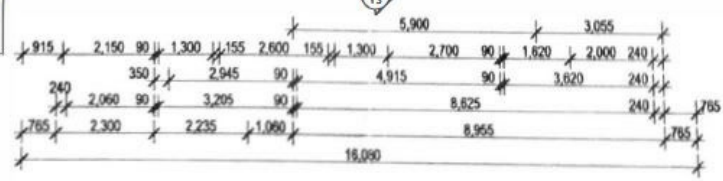
**EMERGENCY LIGHTING & SIGNAGE TO ELECTRICIAN ENGINEER'S DESIGN**



**ELEVATIONS**

**GROUND FLOOR PLAN**

SCALE 1:100



**RAMP ACCESS TBC**

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

FLOOR AREAS	Area (m <sup>2</sup> )
AMENITIES	10.30
CONFERENCE ROOM	21.38
CONSULT ROOMS	84.02
GENERAL AREAS	85.43
PORCH	4.88
PRACTICE MAN.	8.34
STAFF AREAS	23.40
<b>TOTAL</b>	<b>268.74</b>

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.

