14 NERANG STREET, NERANG, QLD, 4211









SOLD

SOLD BY AUDREY GOETZ. MORE URGENTLY NEEDED!

SOLD 10- 16 Nerang Street- SOLD for $3,200,000
Multiple enquiries, multiple offers! More urgently needed!
Brand New Professional Offices on Nerang River.
Bright and open with an ideal layout, these professional rooms are available immediately and will suit medical practitioners, massage therapists or any other professional. With an ideal layout and centrally located within the eclectic and cultural hub of Nerang CBD, with public transport at the front and easy access to the M1 motorway, hospitals and all areas of the Gold Coast. Nerang State School across the road.

. Flat and level 991m² block with 14.1mts of River frontage and 20.1mt of street frontage.
• 56.1mts and 54.3mts depth of block
• Good elevation of app 20-25mts height from water level
• Office area: 200m2
• Land area: 991m2
• Brand new commercial building
• Five consultancy rooms/offices, boardroom, spacious waiting and reception area
• Kitchen and staff amenities area
• Separate staff and customer bathroom facilities
• Ducted air-conditioning, alarm system, and disability access
• Has approval for medical use but can also be used for other professional offices.
. Current tenant in place

The Location:
Situated on Clear Island Lake/ Nerang River with direct and wide water access to Main River Broadbeach/ Surfers Paradise and ocean access The land is elevated high from the water level- app 20- 25mts Overlooking Arthur Earle Park and popular Arthur Earle Boat Ramp Across from Nerang State School Public transport at the front Bus no 749 to Nerang Station Situated not far from eclectic Nerang cultural village shopping centre, police station, post offices all within 500mts Coles express at the end of the street Nerang Railway Station within 1.3 kms Nerang Cinema at the end of opposite street Located within the business hub of Nerang Easy access to the M1 South or Northbound Popular Bischof Pioneer Park at the end of the Street.

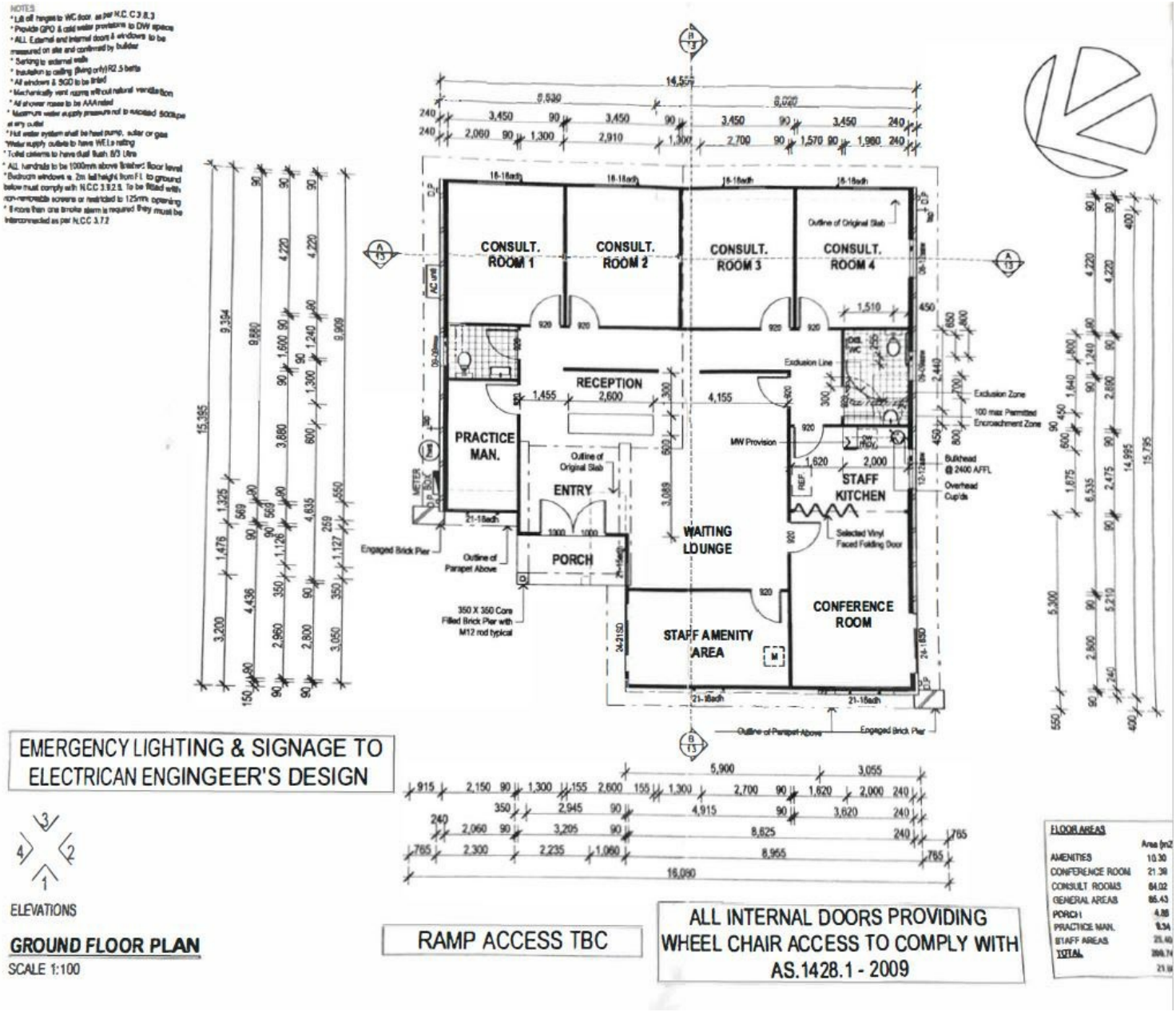
0 BED | 2 BATH | 1 CAR

PRICE:
$913,000

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