

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!

Vacant land on Nerang River... Residential or Commercial! 16 Nerang Street, Nerang- a unique opportunity to secure this flat vacant block of land on nearly 1 acre of land on Nerang River with a potential of mix uses or ideal for a new waterfront home. Also available are Nos 10, 12 & 14, all 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. Build your new home here with a great location. The potential is endless here.

- Flat and level 961m² block with 14.4mts of River frontage and 20.1mts of street frontage.
- 49.9mts and 54.3mts depth of block.
- Good elevation of app 20-25mts height from water level

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.

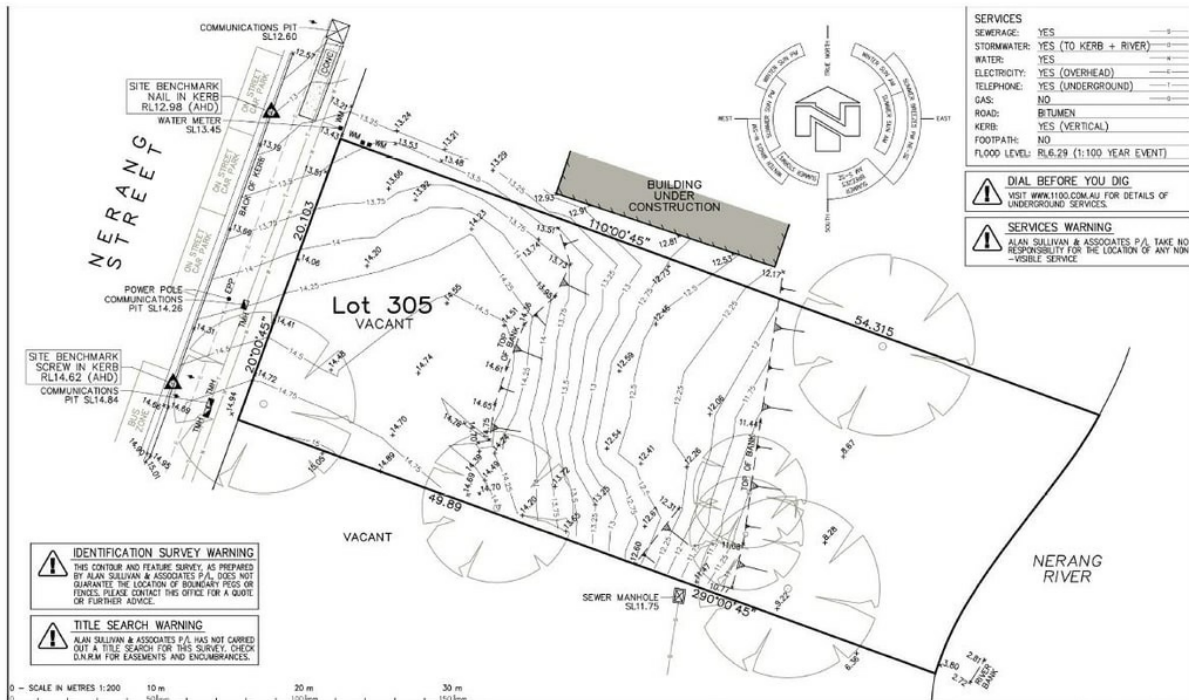
0 BED | 0 BATH | 0 CAR

PRICE:
\$557,000

OPEN FOR INSPECTION:
N/A



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SERVICES	
SEWERAGE:	YES
STORMWATER:	YES (TO KERB + RIVER)
WATER:	YES
ELECTRICITY:	YES (OVERHEAD)
TELEPHONE:	YES (UNDERGROUND)
GAS:	NO
ROAD:	BITUMEN
KERB:	YES (VERTICAL)
FOOTPATH:	NO
FLOOD LEVEL:	RL6.29 (1:100 YEAR EVENT)

⚠️ DIAL BEFORE YOU DIG
VISIT www.1180.com.au FOR DETAILS OF UNDERGROUND SERVICES.

⚠️ SERVICES WARNING
ALAN SULLIVAN & ASSOCIATES P/L TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY NON-VISIBLE SERVICE.

IDENTIFICATION SURVEY WARNING
THIS CONTOUR AND FEATURE SURVEY, AS PREPARED BY ALAN SULLIVAN & ASSOCIATES P/L, DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. PLEASE CONTACT THIS OFFICE FOR A QUOTE OR FURTHER ADVICE.

TITLE SEARCH WARNING
ALAN SULLIVAN & ASSOCIATES P/L HAS NOT CARRIED OUT A TITLE SEARCH FOR THIS SURVEY. CHECK DIARUM FOR EASEMENTS AND ENCUMBRANCES.

0 - SCALE IN METRES 1:200
0 10m 20m 30m 100mm 150mm

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NOTES
THIS PLAN HAS BEEN PREPARED FROM FIELD SURVEY AND EXISTING RECORDS FOR OUR CLIENTS TO DESIGN NEW DEVELOPMENT ON THE SITE AND SHOULD BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION WITHOUT WRITTEN APPROVAL FROM ALAN SULLIVAN & ASSOCIATES P/L. ALL WORKS SERVICES MUST NOT BE PERFORMED UNLESS THEY ARE SHOWN ON THE LOCAL AUTHORITY OF SCHEMATIC PLAN, SETBACK AND VARIATION ACTUALLY TO BE. THE PLAN GIVES RESPONSIBILITY TO PROBABLY LOCATE AND/OR CORRECT ANY NON-VISIBLE SERVICES AND TO TRIMME ANY OTHER TITLE ENCUMBRANCES. THIS PLAN IS OF USE TO SURVEYORS AND TO CHECK ON LOCAL AUTHORITY'S DEFINITION OF MATERIAL GROUND LOCAL FROM TO CONSTRUCTION COMMENCEMENT.

SITE
LOT: 305 ON RP/SP: N1161
STREET/ROAD: #16 NERANG STREET
LOCALITY: NERANG
LOCAL AUTHORITY: GOLD COAST CITY
AREA: 961SQM

CONTOUR & DETAIL SURVEY

VEENA FAMILY TRUST

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DATE	18/7/2018
SCALE	1:200 @ A3
HEIGHT DATUM (AHD)	AUSTRALIAN HEIGHT DATUM (AHD) VICE PM40763 RL11.66
REVISION	1/1

NO.	REVISION	DATE	BY



LOAD	
CHAIN	

PROJECT	PROPOSED CARPARK
ADDRESS	16 NERANG STREET, NERANG
SUBJECT	VEENA FAMILY TRUST
TITLE	SURVEY PLAN

PRELIMINARY CONCEPT DRAWING ONLY FOR CLIENT'S REVIEW & APPROVAL

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.

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