



SOLD

UNDER CONTRACT

THE DEAL!
CURRENTLY RENTED AT \$430 PER WEEK MONTH BY MONTH. WITH A LOW BODY CORP AT JUST \$51.46 PER WEEK .
CALLING ALL INVESTORS! TENANT IN PLACE, HAPPY TO REMAIN LONG TERM.
TOWNHOUSES MAKE THE IDEAL INVESTMENT AS EVERYTHING IS DONE FOR YOU!
EXCELLENT 6.41% GROSS YIELD OR 5.64% NET OF BODY CORP.

Arguably the best position within the complex confirmed by the highest rent being achieved by a tenant who appreciates she's getting the best one! A wonderful opportunity has become available in Regency Court, a very well maintained complex with a resort style pool, which has beautiful gardens, BBQ area, and LOW BODY CORPORATE. This pet friendly home is perfect for investors.

Located close to beautiful parklands, walking tracks and the Nerang river it's the ideal place for peace and tranquility. This beautifully presented property is close to the Nerang shopping centre with all of it's facilities and CBD.

The complex is within walking distance to public transport and schools and is less than a 5 minute drive to all local amenities.

Nerang is centrally located on the Gold Coast only a short drive to the M1 and local shopping centres, 15mins to Robina Town Centre, 20min to Mount Tamborine and 25mins to the famous beaches.

To add to all of this, notable features include:

- * 3 level townhouse
- * Master bedroom with balcony and views
- * Single auto lock up garage and allocated off street parking space
- * Reverse cycle air conditioning;
- * Ceiling fans throughout;
- * Security screens
- * Security alarm
- * Shade sail to alfresco patio
- * Superb Hinterland views
- * Flyscreens

3 BED | 2 BATH | 2 CAR

PRICE:
\$345,000

OPEN FOR INSPECTION:
N/A



Andrew Colley
0488217803
andrewcolley@atrealty.com.au
andrewcolley.com.au



GOLDCOAST
PHOTOGRAPHY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Created by GoldCoast Photography (c) 2017. www.goldcoast.photography 0402 042 799.

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.