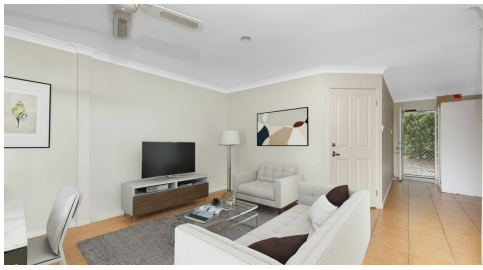
14/9 RATA PLACE, NERANG, QLD, 4211

COLLEY & CO
ESTATE AGENTS









SOLD

UNDER CONTRACT

This well-presented three-bedroom townhouse is located in one of Nerang's most highly regarded complexes, 'Gilston Grange'. Securely gated and offering buyers a resort-style sparkling in-ground swimming pool. The complex has attentive full-time onsite managers in place to help keep the grounds always looking their best.

Features & Benefits:
- RENTAL APPRAISAL $520-$540 PER WEEK
- Three large Queen size bedrooms with fans and built-in robes, including an air-conditioned master bedroom with ensuite
- Economical weekly body corporate of approximately $80 including building insurance, sinking fund contributions, and maintenance of the common grounds
- Sinking fund balance of approximately $192,000 as of January 2022
- Open plan tiled living and dining sections, air-conditioned for added comfort all year round
- Separate downstairs laundry and powder room for added convenience
- Covered alfresco space extending from the dining section, the perfect spot for an afternoon drink with family and friends
- Great sized securely fenced rear yard for the children and pets to play safely
- Pet-friendly complex subject to body corporate approval
- Sparkling in-ground swimming pool within the gated grounds
- Spacious kitchen with dishwasher, Stainless steel oven, and plenty of cupboard space provided
- Auto single lock-up garage with internal access provided to the home and an additional parking space in front of the garage
- Plenty of visitor parking throughout the estate for your guests

Located within walking distance of St Brigid's Primary School, Little Scholars School of Early Learning Nerang and the Nerang River and Parklands. Quick access is provided to the M1 and Nerang Train Station from this super convenient location for anyone wanting to commute for work.

To inspect contact Andrew Colley 0488 217 803 or Jayson Edwards 0423 763 830

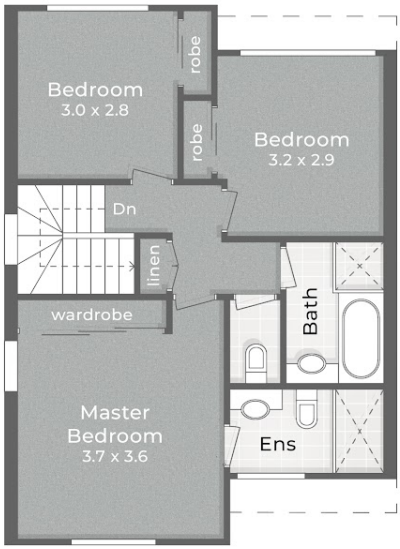
3 BED | 2 BATH | 1 CAR

PRICE:
$516,000

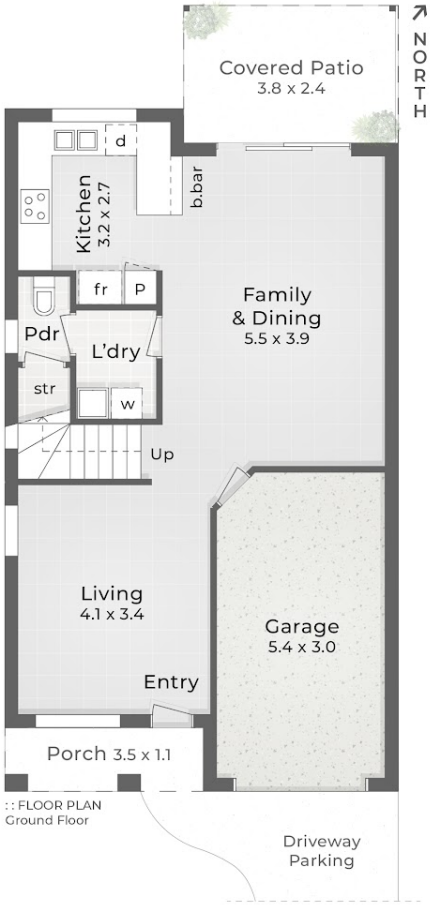
OPEN FOR INSPECTION:
N/A



Andrew Colley
0488217803
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colleyco.com.au



:: FLOOR PLAN
First Floor



:: FLOOR PLAN
Ground Floor

LEGEND

1. Driveway Parking
2. Entry Porch
3. Covered Patio
4. Side Access Gate
5. Fenced Yard



:: SITE PLAN

DRIVEWAY ACCESS TO
RATA PLACE

GILSTON GRANGE 14/9 Rata Place NERANG

3 Bed | 2 Bath + Powder | 1 Car + Off-Street

Internal 136m² | Patio & Porch 13m² | **Total 149m²**

@realty

Jayson Edwards 0423 763 830

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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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