



# FOR SALE

## NEAT AS A PIN.

Oh, if you're looking for a home that is as neat as a pin, this one is for you! This home comprises of 3 bedrooms all with built-ins, the main with its own air conditioning. This easy-care home is fully tiled throughout with a natural colour. The walls are freshly painted in an off-white colour. The main living area offers modern open plan living with fans, air conditioning, and security screens throughout which are set to keep the perfect temperature all year around. Covered entertainment area is in the garden which has its own lighting and power points. The garden is a tropical oasis with palms, hedges, two garden sheds, and great area for children to play or for the family pet.

Car accommodation is 2, both of which are undercover: one in the garage and one in the carport. There is also side access for the boat or caravan. This area is large enough to put a shed or granny flat in with council approval. Medium Density Zoning on a 569sq Block .

- Three good size bedrooms with Built-In Main Bedroom with air-Conditioning
- No carpet, fully tiled throughout and freshly painted
- Modern Bathroom
- Good size kitchen with ample storage and stainless steel appliances
- Living room with air-conditioning and master bedroom that has fans throughout
- Security screens on all windows and doors
- Internal laundry with extra storage
- One large garden shed and water tank for the garden
- Covered entertainment area in the garden with lovely tropical oasis
- Carport and Garage
- Fully fenced yard with side access through gate
- Front door patio is large taking in the tree views

With this reliable tenant in place until November 2024, this property offers a hassle-free investment opportunity appealing to the discerning investor looking for a set-and-forget option or a first home buyer.

This great home is as neat as a pin in a great location on Riverview Road. It is ready and waiting for you to make it your own. It has only a short walk to Nerang Train Station or a drive to the local shops, cafes, Carrara Stadium, and the M1 Motorway. This low maintenance home features:

Please for appointment or the open Home Angela Hocking 0481554066

Disclaimer; In the preparation of this information, we have used our best endeavours to ensure

3 BED | 1 BATH | 2 CAR

PRICE:  
780,000 Plus

OPEN FOR INSPECTION:  
N/A



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Pro Vision Image gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

Residence Size...approx... 117m<sup>2</sup>

Land Size ....approx... 569 m<sup>2</sup>

9 Riverview Rd

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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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