**SOLD****UNDER OFFER!**

Tucked away at the end of a leafy block of just four, this beautifully presented townhouse combines privacy, comfort, and convenience in a sought-after resort-style complex. Perfect for first-home buyers, downsizers, or investors, it offers easy living with strong rental appeal and low ongoing costs.

Property Highlights:

2 spacious King size bedrooms | 1.5 bathrooms | Single lock-up garage + two allocated car spaces

Dual courtyards – fully fenced and private

Air-conditioned Master bedroom and the open-plan living & dining

Light-filled kitchen with ample storage

Downstairs powder room + separate internal laundry

Approx. 100m² of internal living

Outgoings (approx.):

Body Corporate: \$65.69/week

Council Rates: \$2,796.38/year

Water Rates: \$402.60/quarter

Rental Appraisal: \$750–\$780 per week

Residents of Regency Place also enjoy resort-style facilities including a swimming pool, BBQ areas, and landscaped green spaces all within walking distance to shops, cinemas, library, Nerang River parklands, and public transport, with the M1 just minutes away.

Whether you're looking to move in or rent out, this home delivers lifestyle, efficiency, and exceptional value in a prime Gold Coast location.

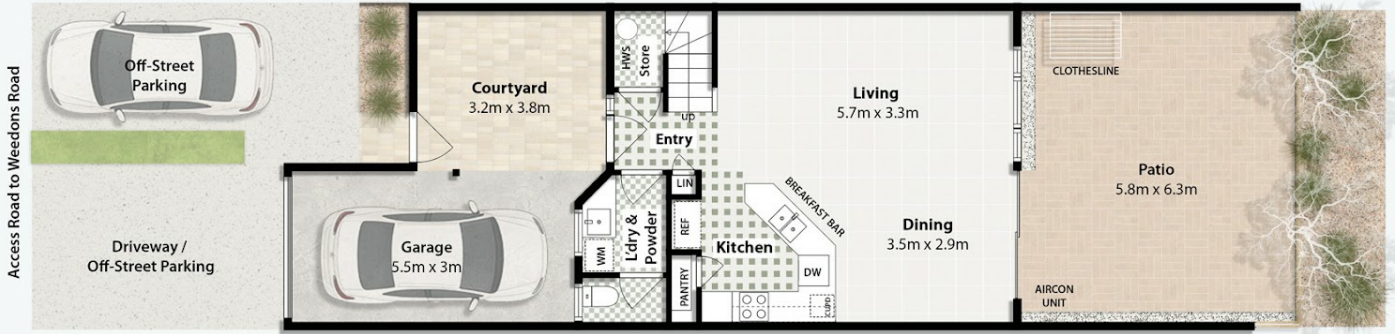
Disclaimer:

In preparing this information, we have used our best endeavours to ensure that the details contained herein are true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

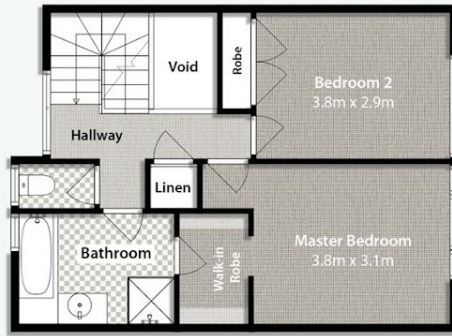
2 BED | 1 BATH | 3 CAR**PRICE:****\$780,000****OPEN FOR INSPECTION:****N/A****Andrew Colley****0488217803**

andrewcolley@atrealty.com.au

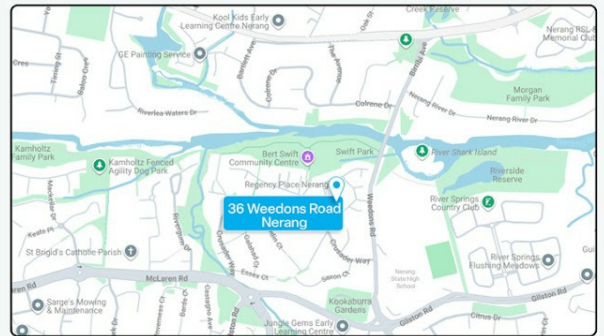
andrewcolley.com.au



Ground Floor



First Floor



Location Map



ANDREW COLLEY
0488 217 803

'Regency Place Nerang'
13 / 36 Weedons Road
NERANG

PROPERTY DETAILS

Internal Area	105m ²
Garage	17m ²
Patio & Courtyard	49m ²
Approx. Total Area	171m ²



ENVISUAL DESIGN

Disclaimer: This floor plan has been prepared to provide a visual guide to the property layout and features. All measurements and details are approximate and may be subject to change. This document is not intended for legal or construction use. The layout, presentation, and design are the intellectual property of Envisual Design and may not be copied, reproduced, or modified without prior written consent.

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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