



4/59a Martin Street, **Nerang**

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Affordable, Private, Well Maintained And A Perfect Convenient Location

Having just been refreshed with new carpets and a full repaint, 4/59a Martin Street is vacant and ready for the new owner to move in and relax or rent out as a low risk/high reward investment with plenty of demand and room for growth.

- Air-conditioned living area opens onto the private rear patio
- Functional kitchen with refurbished benchtop is in great condition and overlooks the living space
- Three bedrooms and the main bathroom are on the second storey
- Master bedroom with walk in robe, balcony and access to the two way bathroom
- The remaining two bedrooms are a great size
- Downstairs laundry and separate toilet
- Single lock up garage plus space for a second car
- End unit with only one direct neighbour
- Units In Complex: 14
- Land Share: 3,716m<sup>2</sup>
- Renal Appraisal: \$350 - \$370 per week
- Water Rates: \$1,375 pa approx.
- Council Rates: \$1,679 pa approx.
- Body Corporate: \$33 per week approx.
- Sinking Fund: \$44,411.41 approx.
- Year Built: Late 90's

Tucked away within a quiet complex and just a moment's walk to Nerang Fair Shopping Centre, local restaurants, cafés, schools and other amenities this outstanding convenient location will not disappoint. 4/59a Martin Street is an affordable, well maintained and low maintenance home that will suit both savvy investors and an owner occupier looking for a place to settle in and call home.

For more information, please do not hesitate to contact The Sam Westaway Team.

**Price Guide Above \$289,000**

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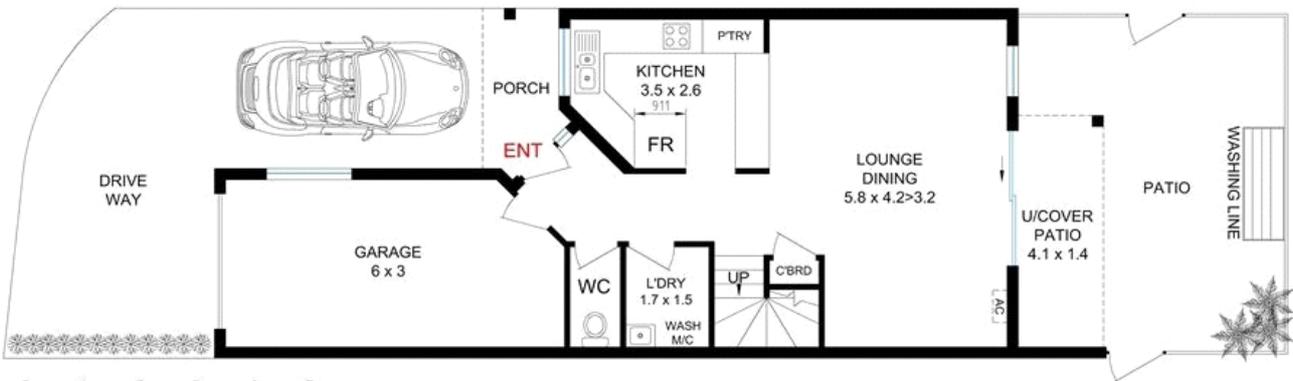
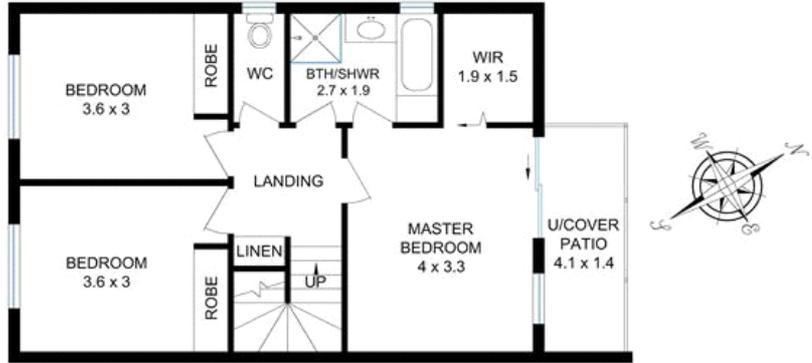


**Sam Westaway**  
0404 901 465

Land Size 135m<sup>2</sup> (Approx)

Total Floor Area 154.3m<sup>2</sup> or 16.6sq

Internal Gr Floor Area 63m<sup>2</sup>  
Int'l Upper Floor Area 54.3m<sup>2</sup>  
Combined Int'l 117.3m<sup>2</sup>  
Patio Areas 33.3m<sup>2</sup>  
Porch 3.7m<sup>2</sup>  
Ceiling Height 2.4m



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Gold Coast Floor Plans

Scale in Meters, Dimensions are approximate, Whilst every care has been made we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

4/59a MARTIN STREET, NERANG 4211