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GOLD COAST CORRIDOR'S ESTATE AGENT SALES

June 2011 Vol. 5

View Magazine
Online @
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Welcome

On behalf of everyone at Natgroup, I'd like to extend a very warm welcome to this week's edition of Natgroup magazine.

Lately I have been receiving numerous emails and text messages from people around the country asking whether they should wait and see what interest rates do or to buy now!

As an overview of where the economy is possibly heading we look at employment and interest rates, however what we should be looking at is own personal situation. Things to consider are will you need two incomes for your household?, are you extending your family? and is there room in your existing family budget for any adjustments?

If you talk to most real estate agents we will always tell you how. However there are some better times than others to buy. It is always a good time to buy if you need a property and hold long term.

There are ways to see what's happening in the market place. When the market is slow you see for sale signs up for a very long period of time or the same property has been advertised for months. This indicates you have time to think what and where you are going to buy and get a better price.

When a market begins to change, even us real estate agents don't see it turn until the market is already on it's way.

To best see a market change, keep focused on our window displays and for sale signs. When you see them going under contract and more sold signs. When you see these movements you know the market is on the go!

Edgar Natolo

**Edgar Natolo, CEO
Natgroup Real Estate**





GOLD COAST CORRIDOR

OFFICE 07 5546 7178

www.natgroup.net



SOLD



Royal Pines, Benowa

5 4 3

Did you know you can enjoy the security & privileges of a 5 star residential resort while living only a few minutes from the Gold Coast beaches? Nestled in the gated community of Royal Pines Resort, this home is perfected for the golfing enthusiast or the family who wants it all!

- ▶ 5 huge bedrooms, master with spa ensuite & bedroom 2 with ensuite
- ▶ Formal living & dining + casual living & meals area + billiard room
- ▶ Custom made chefs kitchen
- ▶ Stunning parquet flooring
- ▶ Amazing views over the 6th fairway of Royal Pines Resort

With an array of resort facilities at your finger tips with just a golf buggy ride away through scenic landscaped grounds, it's easy to enjoy a holiday lifestyle 7 days a week!

For Sale: SUBMIT ALL OFFERS

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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Calypso Bay



We have been given clear instructions to sell this fabulous, brand new waterfront Metricon home in Calypso Bay. A fantastic opportunity for you & your family to own an affordable waterfront lifestyle with a contemporary design.

- ▶ 4 bedrooms (master with ensuite & WIR) + study/home office
- ▶ Open plan living/dining overlooking water + upstairs retreat area
- ▶ Fantastic kitchen with gas appliances & walk-in pantry
- ▶ Ducted air-conditioning throughout
- ▶ Pontoon with power & water facilities

Unique waterfront setting offering direct access to Moreton Bay with no bridges & area includes marina, shops, Harrigans tavern & soon to be released golf course. 45 minutes to Brisbane & 30 minutes to Surfers Paradise. This property **MUST** be sold!

For Sale: \$1,095,000

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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Runaway Bay



Conveniently located in "Bayview Pavilions" which is just moments from the Runaway Bay Shopping Centre and wow, what a location with the canal right at your back door. Now how's that for position!

- ▶ Ground floor apartment ▶ Open plan kitchen, living & dining
- ▶ Large enclosed alfresco area or could be used as study or separate dining
- ▶ Outdoor patio overlooking water ▶ Underground car park with storage cage

Known for having up market apartments, here you will enjoy security underground car parking with storage cage, in-ground saltwater pool and BBQ & outdoor facilities. The jetty is also available for your use and there's even a bus stop at your doorstep!

The Broadwater is always a favourite fishing destination and water playground & provides some amazing sunsets, so imagine living here, indulging in some retail therapy at Runaway Bay, Harbour Town & Paradise Point or even going for a short stroll and enjoying the cafes or local restaurants!

For Sale: \$305,000

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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Ormeau

4 2 2

With the needs of the modern family in mind, this home is a stunning display of contemporary architectural design & open plan living. Multiple living areas around central kitchen that merges out to alfresco. 4 large bedrooms + study, ducted air-con, high ceilings, upgraded kitchen with 2pac, stone bench & gas, 27sq home + plenty of yard space.

For Sale: \$555,000

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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Ormeau

3 2 2

If you are looking for quality this is the home for you. All the upgrades have been included in this sensational Metricon Soho home. This beautiful home will certainly impress. Some of the many features of this fabulous home include: • Large study will easily convert to media room or 4th bedroom • Formal lounge • Formal dining • Large family room opening onto the fully tiled alfresco entertainment area with fan • Dream kitchen with gas cooker and Caesar stone bench tops • Air conditioning • Woollen carpet in bedrooms and study • Cedar plantation blinds • French doors • 9 foot ceilings • Water tank connecting to washing machine and toilets This is certainly a special home. Everything has been thought of. The owners have even had the piercing installed when the house was built so a sparkling in ground pool can be installed. Located in prestigious Jacobs Ridge Estate close to parks and schools an inspection is highly recommended.

For Sale: \$545,000

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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GOLD COAST CORRIDOR OFFICE 07 5546 7178

4/19 - 21 Peachey Road, Ormeau QLD 4208
F: 07 5546 7844 W: www.natgroup.net



Sales Manager: **Edgar Natolo**

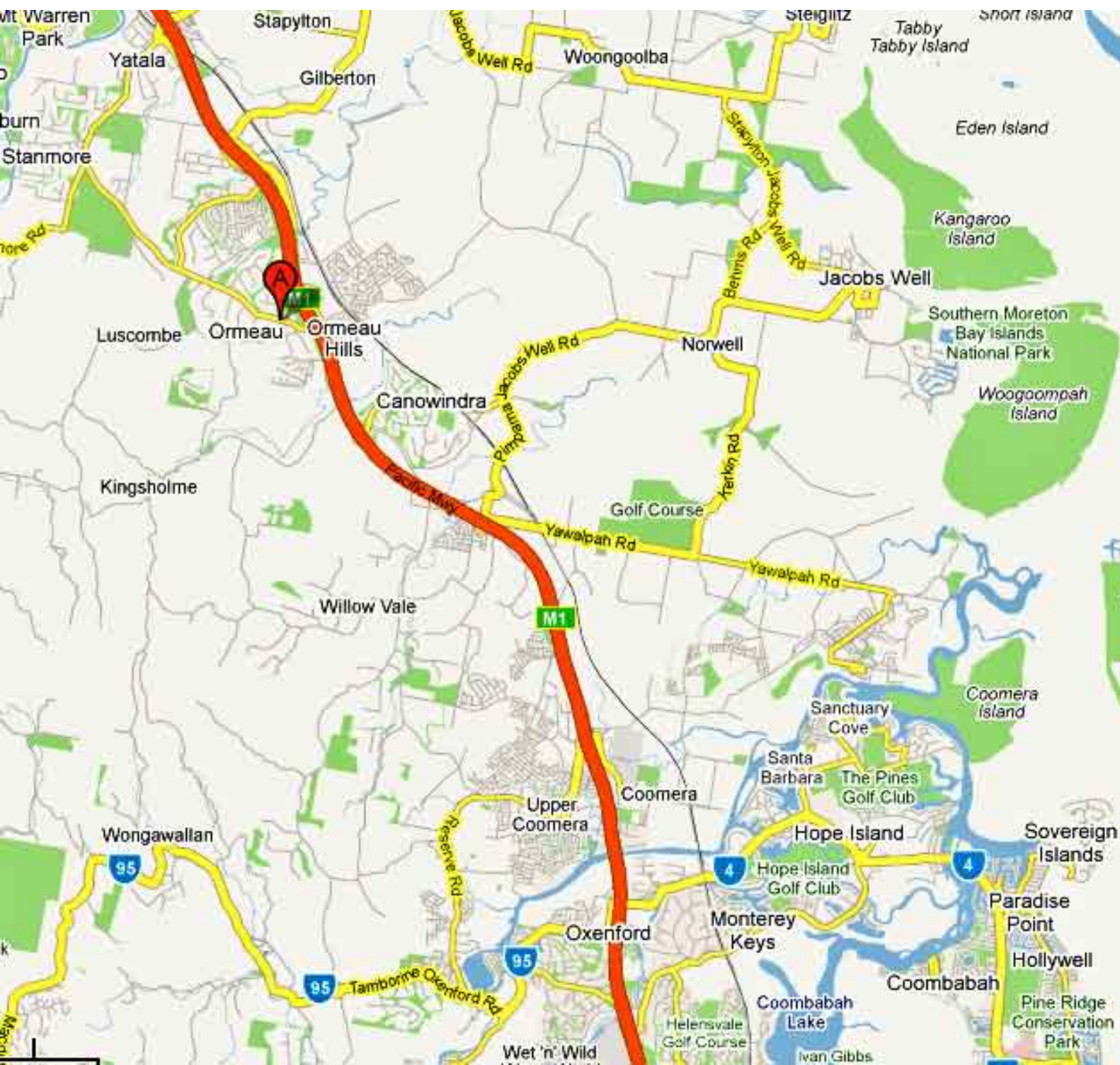
Opening Hours: 9am - 5pm Monday to Friday

9:30am - 3pm Saturday

By Appointment Sunday

SALES

Covering: Ormeau, Pimpama & surrounds, Upper Coomera, Coomera, Oxenford & Surrounds





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Real Estate

Ormeau Real Estate Pty Ltd
T/A Natgroup Real Estate
ABN 13 096 910 244

4/19 - 21 Peachey Road
(PO Box 581)
Ormeau QLD 4208

T (07) 5546 7178

F (07) 5546 7844

E sales@natgroup.net

W www.natgroup.net

OPEN HOUSE *Invitation*

Property	View	Price	Agent	Web ID
 18 Yarwood Place, Ormeau Hills	Saturday 11 - 11:45am	\$420,000+	Greg 0411 819 785	RES1441
 46 Peachey Road Ormeau	Saturday 2 - 2:30pm	\$599,000	Clinton 0404 450 380	RES1356
 5209 Marine Drive West, Sanctuary Cove	Saturday 2 - 2:45pm	\$850,000	Edgar 0409 507 007	RES1460
 23 Ferguson Drive, Yatala	Saturday 2 - 3pm	\$950,000	Ian 0414 979 068	RES1458
 13 Howard Hughes Ct, Maudsland	Saturday 2:30 - 3:30pm	\$845,000	Greg 0411 819 785	RES1436

Please accept this as your invitation to attend the above open houses.

Attending the open house will assist you in keeping up to date with property prices and activity in your area.

If you would like any information prior to the open house, please do not hesitate in contacting one of our agents on the above numbers or 5546 7178.

Kind Regards

The Team at Natgroup





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Ormeau Hills



Located only minutes to the M1 is this great family home close to shops, schools & transport. Features; 4 bedrooms, built-ins, ensuite & WIR to master, formal living & dining, open plan kitchen, dining & meals area, 2 x split system air-cons, remote double lock up garage, salt water pool, covered patio with BBQ all set on a 680sqm block with side access.

For Sale: Offers Over \$429,000

Contact: Greg Cochrane 0411 819 785 or greg.cochrane@natgroup.net

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Jacobs Well



Everything has been thought of in this amazing family home. Located in Calypso Bay & surrounded by million dollar homes, this elite address provides the lifestyle you deserve. Features include: Served off kitchen to alfresco dining area, Formal lounge & open plan casual living area, Vacuum maid, ducted air-conditioning & sound system, Large soundproof media room with raised stage, Sparkling pool with water feature, Fully fenced backyard with side access. This amazing property is located between Brisbane & the Gold Coast. Calypso Bay offers quick access to open waters for all the boating enthusiasts.

For Sale: NOW \$795,000

Contact: Edgar Natolo 0409 507 007

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Under Contract

Ormeau



Situated in the popular Jacobs Ridge Estate this home has to be sold either at Auction or before if possible. 4 yrs old, it sits on a 668 sq/m allotment comprising of 4 bedrooms, 2 bathrooms & large family room so plenty of room for the kids & with a undercover roof alfresco area, you will enjoy living here. This home will sell & cheaply! Buy it with a tenant in place until Feb 2012, paying \$410 weekly. You will get a sound investment from this home.

For Sale: offers over \$380,000

Contact: Ian Powell 0414 979 068

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Ormeau



As you step through the timber bridge over the entry pond & through the foyer this uniquely designed home fills you with a feelings of a far away lifestyle. Built for entertainment & privacy on a park side block, there are hidden gardens inspired by Jamie Durie. A super sized resort feel outdoor area with landscaped pool, waterfall, exotic plants & outdoor living. Designed by Urban Homes with 3 entertaining areas, parent's retreat, media room, ducted air-con, access through garage + so much more.

For Sale: \$600,000

Contact: Clinton Fuller 0404 450 380

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Maudsland



This magnificent home is set on 4707m2 block, with great views from the front of the property. Features include:

- 4 great size bedrooms plus study - Ensuite & walk in robe to master
- Very large kitchen - Formal lounge & dining plus family room
- 4 car lockup garage with remote & drive through access
- 3 under cover patios
- Plus rear access to backyard.

For Sale: \$845,000 neg.

Contact: Greg Cochrane 0411 819 785

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Oxenford



If you're looking for a spacious dual residence & want to be nestled against a natural reserve which enjoys pure scenic & tree line views then take a look at this! Just some of the features included in the main house are: - 4 massive king size bedrooms - Large separate modernized kitchen - Formal open dining area with high raked ceilings - Undercover parking for 4 vehicles - Vacuum aid system - Internal intercom system - Outdoor balcony enjoying the majestic views. In the downstairs large granny flat, features include: - Full size kitchen area - Open plan lounge & dining area - Bigger than king size air-conditioned bedroom - Study area - Private outdoor area. Also includes salt pool & BBQ area all on over half an acre in quiet area close to everything including Movieworld!

For Sale: Price Guide on Request

Contact: Edgar Natolo 0409 507 007or edgar@natgroup.net

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Upper Coomera



This up market luxury townhouse is perfectly located and only 4 minutes to the new Coomera Town Centre. The home has over 22sq of living space. Located downstairs is a great kitchen and lounge area. Upstairs the main bedroom has a huge walk in robe and an amazing ensuite. The balcony provides beautiful views of the hills. This is a very classy property at a small price and well located in the Ridgmount Estate, which is walking distance to the park, schools and new local shopping centre.

For Sale: \$400,000

Contact: Edgar Natolo 0409 507 007or edgar@natgroup.net

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Under Contract

Ormeau



This 620 sqm allotment with a home approx 4 yrs old will be sold at Auction, but can also be purchased before hand, if the right price is achieved. Its spacious open plan design will appeal to any family or just take over the terms of the current lease in place, which is valid until July and receives \$410 per week for your trouble. There is a park opposite and being situated on a corner, this will be ideal for those wanting rear yard access.

For Sale: offers over \$380,000
Contact: Ian Powell 0414 979 068

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SOLD

Coomera Waters



At the end of a private road sits this amazing residence on a spacious block of over 1000sqm. Here you are surrounded by prestige homes, magnificent parks & waterways in a superb resort style community. Some features include: - 40 squares of spacious living - Spa ensuite - Ducted air-conditioning throughout - 4 living areas - Drive through garage - Outdoor alfresco - Natural gas - 2 x rec clubs with pools & tennis courts - Marina village with Tavern, Chemist, General Store, etc - Security. Once you drive in to the community you will want to call it home. Having peace, serenity, water & nature all in walking distance will certainly be what you need!

For Sale: \$699,000
Contact: Edgar Natolo 0409 507 007

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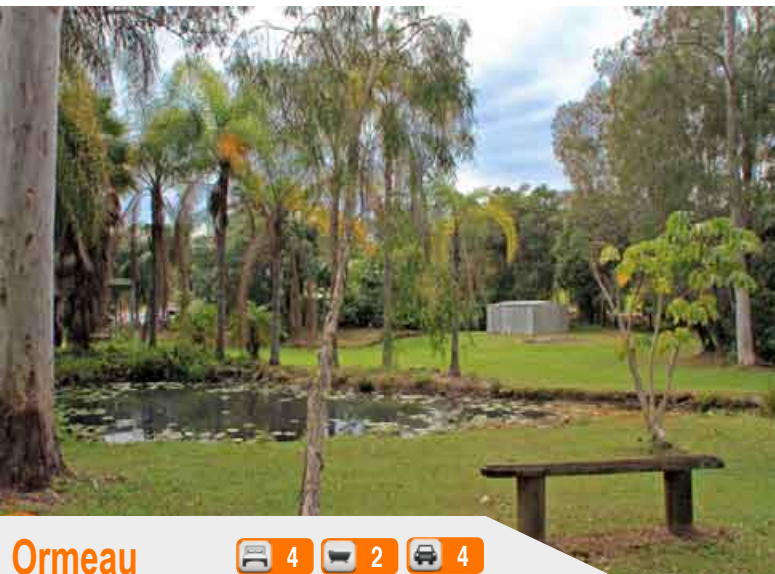




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Ormeau

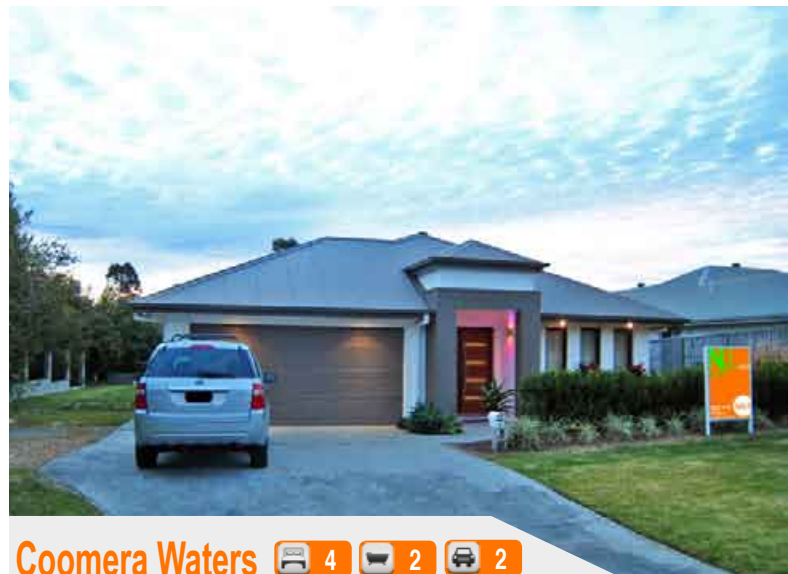


Take advantage of this opportunity as it may never be presented again. The aspect of this house allows you to enjoy the finer things. You will be buying a lifestyle. Watch the kids play from the large kitchen windows. Entertain around your sparkling in ground pool. Fix the truck in the huge shed. Watch the birds and nature on your doorstep. The possibilities are endless with this country home. This flat acreage property provides plenty of room for trucks, boats, and the caravan.

For Sale: \$599,000

Contact: Clinton Fuller 0404 450 380

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Coomera Waters



Perfect for those looking for a family home in an ever popular area, or the astute investor who can see the potential gain. Functional chef's kitchen overlooking open plan family & dining areas, separate formal living, large undercover alfresco, high ceilings, study/office, air-con, intercom, quality fixtures & fittings, side access with room for pool, shed + more. This is a bargain price, just finish off what has been started & reap the rewards!

For Sale: \$495,000

Contact: Edgar Natolo 0409 507 007

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Regatta Waters



Invest or make this home your nest, you can't lose. This beautiful home situated in the sought after Regatta Waters Estate, is sure to impress, featuring a tranquil in ground pool with undercover patio. Features:-

- 4 bedrooms • Main with ensuite and WIR • Office or study • Air conditioning • Open living areas • Formal dining • Formal lounge
- Modern kitchen with stainless steel appliances • Covered patio • Tranquil In ground salt water pool with waterfall • Garden shed
- Security screens all windows

For Sale: offers over \$529,000

Contact: Kerry Evans 0429 500 533 or kerry@natgroup.net

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Ormeau Hills



Make this one your new home! Located in the prestigious Ormeau Hills Estate and in one of the most sought after streets – you are sure to be impressed and feel on top of the world. This home has been designed to take in the scenic views over the mountains. Whether you are cooking in the large kitchen, relaxing on the rear patio or lounging in the large living area, the view is sure to be the focus point. The home features: - Large lounge room with new carpet & air conditioning & those amazing views - Large dining/ family - Kitchen with loads of cupboard space, stainless steel appliances & a 2 drawer dishwasher - Ceiling fans throughout - Main bedroom with ensuite & air conditioning, not to mention stunning mountain views - Undercover patio area perfect for BBQ's & entertaining - Beautifully landscaped gardens. If you are searching for a home that has that little bit more, then don't let this one slip away.

For Sale: \$516,000

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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Eagleby



This is a beautifully presented three bedroom townhouse.
- Air-con & fans - Downstairs powder room
- Covered patio area & good size back yard
- Single lock up garage with remote plus space for another car outside
- The complex as an in ground pool & BBQ area
- All window & doors have security screens
- Body corp. is \$20.00 per week
- The complex has an onsite manager.

For Sale: \$299,000

Contact: Greg Cochrane 0411 819 785

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Ormeau



This home was built in 2007 with nothing but style & quality in mind, on a 662 sqm block. To add to your quality of living there is a pool for your pleasure as well. Check out the other features on offer here:

- Plunge pool, pool umbrella, glass fencing • Stone kitchen bench
- Dlug with side parking • 3 x air conditioners
- Gas outlets (1 inside for heater) • Extra large alfresco area
- Crimsafe at front, tinted windows • Water tank & garden shed
- Solar hot water with gas booster.

The owner wants it SOLD for the next project.

For Sale: \$499,000+

Contact: Ian Powell 0414 979 068

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Under Contract



Pimpama

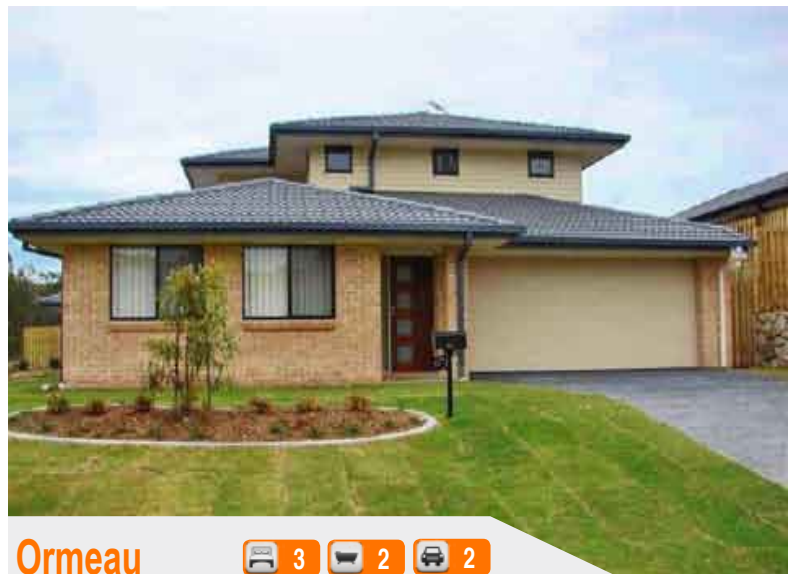


This beautiful 36.8sq home has it all that a family would want, when you live on acreage of 4031sqm. Property features: • Master has walk in robe, ensuite & patio • Upstairs lounge • Formal lounge & dining room • Family room + rum-pus big enough to take a pool table • Large undercover patio which overlooks in-ground salt water pool • Large study at the front door with a powder room • Large 3 bay shed with 2 roller doors. The Train Station is in walking distance and the M1 is only 2 minutes drive and 35 minutes to Brisbane & Gold Coast. At a bargain price this property must be seen.

For Sale: \$690,000

Contact: Greg Cochrane 0411 819 785

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Ormeau



This spacious 3 bedroom townhouse is located close to shops and schools with easy access to the M1.

This property has an open living area, main bedroom with ensuite, ceiling fans, a portable air-conditioner, water saving water tank and a double garage.

For Sale: \$330,000

Contact: Edgar Natolo 0409 507 007

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Ormeau



Immaculate presentation is an understatement when describing this huge duplex. There are 3 good size bedrooms, with main offering an ensuite and walk in robe. Bedroom two and three have built ins, and all bedrooms have air-conditioning, as well as the living areas. The large open plan living opens onto the large undercover patio, overlooking the large backyard, which even has room for a caravan! There is a study nook, stone bench tops in the kitchen and a larger than normal double garage. This property is definitely feature packed, and there are no body corporate fees. Put this one on your list to inspect.

For Sale: \$369,000

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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Sanctuary Cove

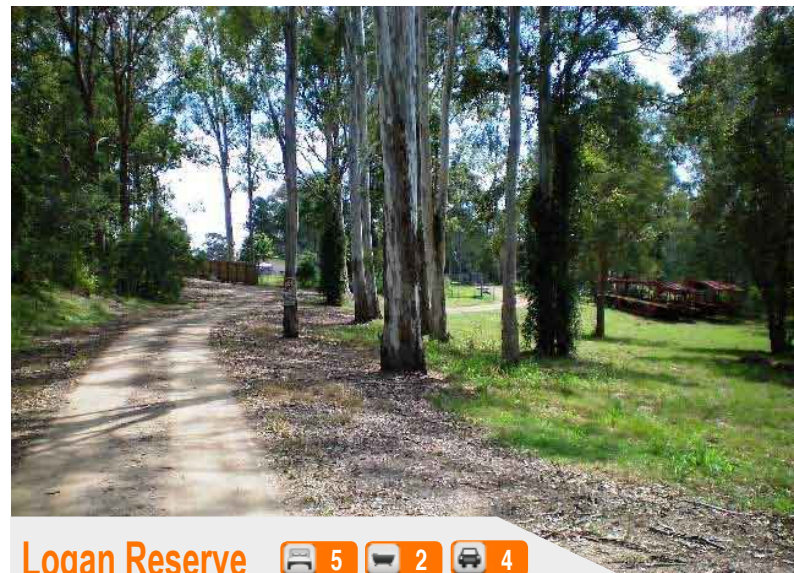


Enjoy picturesque views of the newly designed Palms Golf Course in this open plan designed townhome with granite kitchen, downstairs powder room, private courtyard + verandah which could be converted to a Florida room. Community facilities of 24 hour manned security, tennis courts, lawn bowls, pools, sauna & gym. Marina village with restaurants, cinema, shops, etc + international golf courses & the Hyatt. FIRB approved!

For Sale: \$800,000 to \$850,000

Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net

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Morayfield



This 3 year young townhouse is located in a secure gated complex with swimming pool, plenty of grassed areas and is adjacent to a park and playground. Just an easy walk away is the Morayfield major shopping centre, train station and schools.

- 3 bedrooms, all with built-ins and fans - Main with ensuite
- Open plan living design - Reverse cycle air-conditioner in living area
- Downstairs toilet - Rear courtyard and covered patio.

For Sale: \$250,000 to \$270,000

Contact: Edgar Natolo 0409 507 007

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Logan Reserve



Acreage situated in a quiet leafy area close to everything. Town water & septic services, close to shopping centre's, transport & Brisbane city is approx 30 mins away, same for the Gold Coast, so one is not isolated in anyway. 2.75 acres of flat useable land for all your trucks & needs here with massive sheds. One is 12 x 9m with 3 phase power & adjoining 8 x 13m carports high enough for mining trucks. 5 bed home with a large in-ground pool, air-con & new kitchen & hardwood timber floors at a great expense, so it is just right for the modern family. Property has been currently divided to allow for living in the shed & whilst tenants are in place paying \$450 per week to provide owner with income, makes it ideal for multiple of uses.

For Sale: \$795,000

Contact: Edgar Natolo 0409 507 007

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Hope Island



Set amongst landscaped gardens & centered around a resort style pool, this townhouse in the pet friendly Sanctuary Gardens, is conveniently located within a short walk to the exclusive Sanctuary Cove & world renowned Golf Courses + a quick drive to the M1, for easy access to Brisbane. There is even a bus stop right outside! Facilities include: • Intercom access from gated entry • Plenty of parking for your visitors • Sundeck with sun loungers • Private gym • Sauna • Male & Female change rooms • BBQ pavilion overlooking the pool area • Large function room with full kitchen facilities.

For Sale: \$349,500

Contact: Edgar Natolo 0409 507 007

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Ormeau



Absolutely nothing to do, this superb home set in a tropical haven is situated across from a fantastic park with tennis courts & playground & within a short distance to shops, train station & schools. - Large separate formal living & dining area - Spacious open plan casual living & meals area - Central kitchen - Private outdoor alfresco area perfect for entertaining - Sparkling in ground pool with water feature surrounded by tropical gardens. Offering complete privacy, this is THE home you have been looking for!

For Sale: Offer Over \$495,000

Contact: Clinton Fuller 0404 450 380

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Ormeau



This is a home made for a family with all the luxuries. Check out the features:

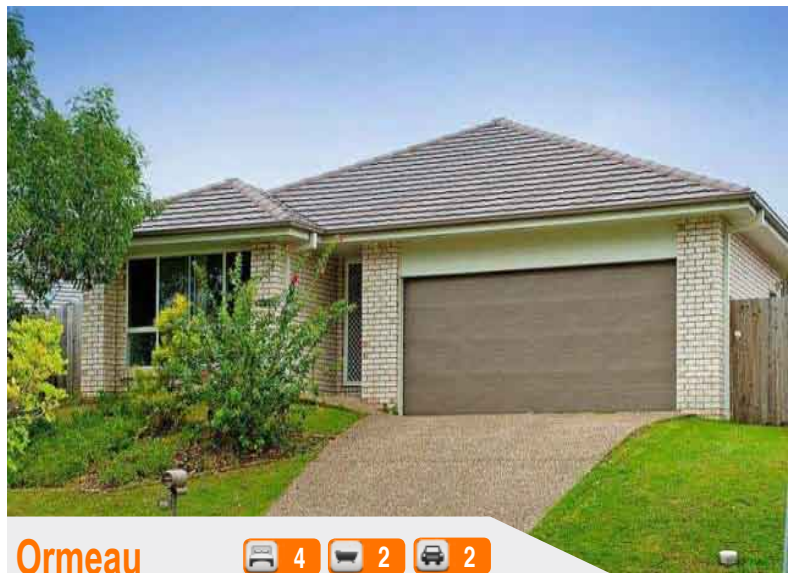
- Air conditioned • Gas cook top & walk in pantry
- 3 internal living areas • Spa bath in ensuite
- Alfresco living area • Drive thru garage with lots of built-in cupboards
- Large block 630 sqm.

A feature packed home on offer here, so come and check it out before its gone, as other homes with less in the area, at higher prices, makes this one the Best Deal if you're wanting an as new home.

For Sale: Offers Above \$449,000

Contact: Ian Powell 0414 979 068

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Ormeau



Our instructions are clear – sell our property! Stop searching, you have now found your new home! This spacious home is located in the popular Jacobs Ridge Estate, close to schools, parks & public transport. Do not miss out!

Features;

- 4 large bedrooms, main with ensuite
- 2 large living areas
- Study nook - Air-conditioning
- Fully fenced, flat block with room for a pool
- Covered patio area - Currently returning \$400 p/w rent.

For Sale: \$400,000+

Contact: Edgar Natolo 0409 507 007

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Under Contract



Runaway Bay

Superb waterfront villa with great views in sought after security gated complex. 3 bedrooms (master on ground floor) 2 bathrooms plus powder room. Separate study, double lock-up garage, massive storage areas, and modern kitchen with 1st class appliances. This spacious home has every modern facility and is north facing. The complex has resort style pool, spa, tennis court, BBQ area and is nestled amongst lush tropical gardens. Situated in the heart of Runaway Bay and is close to all amenities.

For Sale: offers over \$790,000
Contact: Margo Wright 0419 337 033

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SOLD



Surfers Paradise

Only 9 apartments were designed with these views & layout. Amazing 3 bedroom apartment offering sweeping ocean & northerly view. Enjoy the rolling waves & look across the coastline, past many Gold Coast icons all the way to the Hinterland. Includes: media/formal living area, open plan living & dining area, gourmet kitchen, superb master suite with ensuite & WIR, main bathroom plus powder room, private glass enclosed balcony with sliding windows, ducted air-conditioning, 2 secure car parks plus Q1 facilities including pool, spa, gym & theatre room.

Auction: Sat 18 Dec at 12 noon
Contact: Edgar Natolo 0409 507 007

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Pimpama

True acreage suburb always retaining its peaceful, quiet & private identity, located close to Dreamworld while being only 30 minutes to Surfers Paradise & Brisbane. This home is close to schools, shopping centres, rail station. 4054sqm corner lot with resort style pool, alfresco, media room, spa ensuite, library/study, ducted air-con, 2 x 22,500lt water tanks, open fireplace, double garage with 3 phase power + 3 car garage.

For Sale: \$810,000
Contact: David Small 0418 864 354

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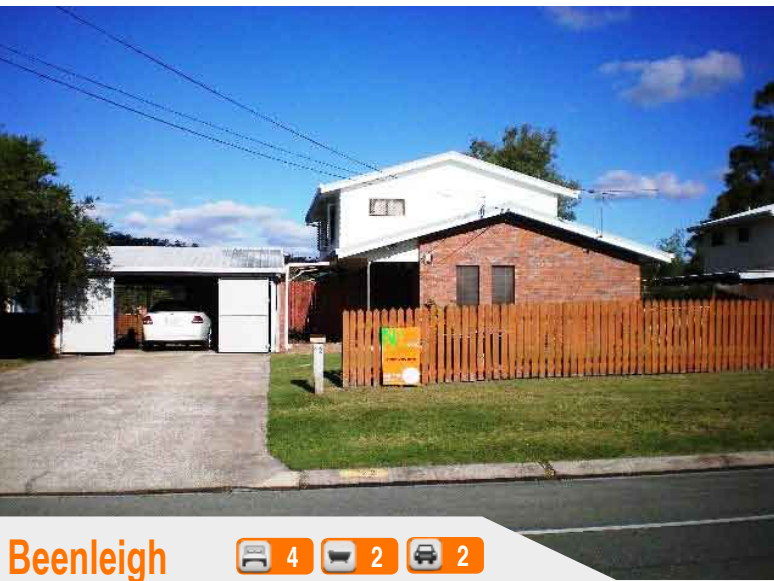
Cedar Creek

10 Acres set on real fertile soil that can be used for grazing of cattle & horses or market gardening, with the benefits of a full irrigation licence from the Albert river. Whole property is fully fenced with steel post & rails. Currently being used for a small manufacturing business with very large sheds, 3 phase power, fully equipped office, kitchen plus shower & toilets. Owner breeds Brahman cattle & has the entire infrastructure in place, such as cattle crush, animal nursery & paddocks to separate the bulls, calves & cows. Paddocks also have shaded areas for the protection of the cattle. Home has 3 bed with built in robes. Kitchen is well equipped & lounge dining room are very open plan, lead out to the back patio which overlooks down to the Albert River.

For Sale: \$850,000
Contact: Greg Cochrane 0411 819 785

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Beenleigh



Here are motivated vendors, wishing to move on to a larger home site from this one, albeit it's a mighty 805 sqm of property. This home is in the throws of being renovated as we speak and half is already done. Some of the features here are:

- Slate floors downstairs
- Family room upstairs with 2 bedrooms and bathroom
- Electric external shutters to lounge room
- New retaining wall and fence at rear & Solar Hot Water

Come and inspect this and buy as is or wait for the full completion.

For Sale: All Offers Invited!

Contact: Ian Powell 0414 979 068

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SOLD

Ormeau



Stunning property with spacious open plan design, 3 living areas, well-equipped kitchen, 4 double size bedrooms, master suite with WIR & ensuite, alfresco overlooking pool, fully fenced 648sqm block walking distance to school & transport right outside.

For Sale: \$459,000

Contact: Greg Cochrane 0411 819 785

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Ormeau



URGENT SALE - Beautifully presented property looked after by current tenant. 4 bed with built-ins, formal lounge & dining, large family room, security screens, fans, patio, remote double lock up garage & fully fenced on 628sqm block. Close to everything.

For Sale: \$375,000 to \$385,000

Contact: Greg Cochrane 0411 819 785

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Ormeau Hills



Are you looking for a unique home, something your friends will say "wow, what a nice house"? Well here you have it...known as "The Hanger". Some features include: 750sqm corner block, reverse cycle air-con, well equipped and designed kitchen, amazing balcony with breathtaking views, in ground pool with waterfall with decked entertainment area, 4 car accommodation under house and fully landscaped gardens.

For Sale: \$490,000

Contact: Clinton Fuller 0404 450 380

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Yatala



This is a very large 2 storey house with key pad locks and 6 1/2 acres of land. Ideal for someone who wants to operate or get large trucks into and operate a home business doing manufacturing or repair businesses subject to council approval of course. My other features are: - 2 living rooms - Office/Study - Large Rear deck - Large games room with wet bar - 75000 liter water tanks (full) - Solar hot water - LPG cook top - Plenty of flat area to build another dwelling if you so need - Creek runs rear of property - Large sheds 24 M X 12 M X 4.8 M - one with remote door - Ideal for semi trailer access / home business - Another huge large shed also plus other car storage sheds - 3 phase power - Personal waste water treatment plant - Rural zoning for large house site.

For Sale: offers over \$429,000
Contact: Ian Powell 0414 979 068

CLICK TO VIEW ONLINE



Ormeau



Are you an investor on the search for a 'bargain' or a 1st home buyer wanting to escape the rent cycle? It is rare to be able to buy an entry level home at this price with side access in Ormeau. YES, I SAID HOME! Brick and tile too! The owner is expanding his business and says "Sell it!" so will YOU be the lucky buyer. Features of this property are: • 645m2 lot • 3 bed • Shared bath • Large backyard • Covered patio area • Room for extensions • Side access for pool • Some renovation completed • Currently tenanted • Quiet street location • Close to shopping centre.

For Sale: \$365,000
Contact: David Small 0418 864 354

CLICK TO VIEW ONLINE



Yatala



Beautiful family home with big shed at the end of a cul-de-sac on 5282sqm. 3 large bedrooms, study, fans, 9ft ceilings, spa ensuite, formal & casual living areas, air-con, large under roof patio, wheelchair friendly, 14 x 9 x 5m shed with roller doors at each end, heavy duty driveway & room to turn a truck. Minutes to M1, 25 mintues to Brisbane & the Gold Coast.

For Sale: \$680,000
Contact: Greg Cochrane 0411 819 785

CLICK TO VIEW ONLINE



Under Contract

Ormeau



This great property is located in the ever popular Jacobs Ridge Estate. The home offers 4 extra large bedrooms, they are absolutely huge. There is a good sized living area opening onto the undercover patio and fully fenced backyard. The kitchen is functional and well equipped for the keenest of cooks. The property would achieve \$440p/w rent, making the home a perfect investment.

Don't delay, inspect today.

For Sale: \$400,000
Contact: Edgar Natolo 0409 507 007

CLICK TO VIEW ONLINE





CLICK TO VIEW ONLINE

Surfers Paradise

Amazing A style apartment with 2 bed, 2 bath & secure park. Views of Surfers, Coolangatta, Broadbeach, ocean, river & Hinterland. Over \$50,000 worth of upgrades.

For Sale: \$979,500

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Numinbah Valley

Good quality land for agriculture farming or horses. 23.36ha of mostly flat land with views. 5 bed home. Adjoining 20.28ha block also available.

For Sale: \$1,500,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Willow Vale

Magnificent Queenslander set on approx 2.5 acres with mountain views, 4 bed, 2 bath, 5 car, air-con, 16x8m 3 bay shed with power + easy access to M1..

For Sale: \$880,000 neg.

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Ormeau

5968sqm of flat land with plenty of room to design your dream home & turn current home in to granny flat. 13x12, shed with 5 parking spaces, office & workshop..

For Sale: \$860,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Willow Vale

Newly constructed 4 bed + study home with timber decks, fireplace & pool on 4.5 acres with full flowing creek, sub tropical gardens & flat good soil..

For Sale: \$1,299,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Pacific Pines

Great rental return or perfect family home. 4 bed, air-con, fans, outdoor area. Positioned in quiet area close to parks, schools, gym, shops & transport..

For Sale: \$420,000

Contact: Kerry Evans 0429 500 533



CLICK TO VIEW ONLINE

Salisbury

3 bed home on 602sqm corner block close to transport, hospital & QE2 stadium. Currently tenanted at \$365/wk & zoned for res use but buy adjoining properties & develop.

For Sale: Offers Invited

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Ormeau

5 bed home with air-con on 560sqm block located in Jacobs Ridge. 3 years old, North facing & currently renting for \$450/wk on periodic lease.

For Sale: \$475,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Ormeau

Quarter acre block with chicken coup, veggie patch & insulated shed. Side access, room for a pool, formal & casual living, 4 bed, renovated ensuite. Don't miss out!.

For Sale: \$455,000

Contact: Clintonm Fuller 0404 450 380



CLICK TO VIEW ONLINE

Buccan

Set on 5 acres on the Logan River with room for horses or cattle. Ranch style 4 bed home overlooking lake, formal & casual living, rumpus & outdoor area.

For Sale: \$799,000 to \$849,000

Contact: Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

Maudsland

Masterpiece design on 567sqm block with magical sunset views from rear deck. 3 bed, 2 bath, 2 garage. Was \$522,000.

For Sale: \$465,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Jacobs Well

Situated in Calypso Bay is this architecturally designed 4 bed, 4 bath home with no expense spared. Butlers pantry, media, massive open living, ready for solar.

For Sale: \$1,850,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Chevron Island

Centrally located townhouse is a renovators delight. 2 bed, open living area, balcony, courtyard, small complex, low body corp, walk to everything. Potential Plus!

For Sale: \$255,000
Contact: Clinton Fuller 0404 450 380



CLICK TO VIEW ONLINE

Pacific Pines

Brand new conveniently located near parks, shops & schools. 3 bed + study nook, 3 bath, air-con, gas cooking, landscaped/low maintenance & remote garage.

For Sale: \$453,500
Contact: Kerry Evans 0429 500 533



CLICK TO VIEW ONLINE

Jacobs Wells

55sq, 5 bed + study home with 18m water frontage. Media room, Smeg kitchen, air-con, vacuumaid, pontoon, underground water tank, Mediterranean inspired.

For Sale: \$2,100,000
Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Pimpama

Renovated 4 bed + study, 3bath, 5 car home larger than normal with Bali inspired pool & spa area. 9x6 shed, side access, air-con, alfresco on more than 4102sqm block.

For Sale: \$650,000
Contact: Ian Powell 0414 979 068

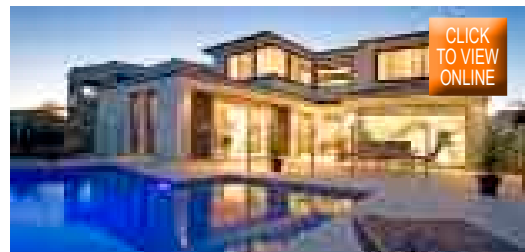


CLICK TO VIEW ONLINE

Oxenford

Beautiful home set on over 2 acres with 5 bed + study/office, 2.5 bath, 4 living areas, fireplace, entertainment area, pool, 6x4 shed, 9000lt water tank.

For Sale: \$879,000
Contact: Kerry Evans 0429 500 533



CLICK TO VIEW ONLINE

Sanctuary Cove

Lifestyle on a platter! Waterfront home with media, enclosed BBQ area, pool, chefs kitchen, 9 metre jetty, buggy park, perfect for kids & pets.

For Sale: \$2,290,000
Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Ormeau

Situated on a 642sqm block & walking distance to everything is this 3 bed, 2 bath home with air-con, brand new kitchen & patio.

For Sale: \$419,000
Contact: Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

Ormeau

6 bed, 3 bath home with 3 living areas, cinema set on expansive block. Immaculately presented with modern design situated in Jacobs Ridge.

For Sale: \$585,000
Contact: Clinton Fuller 0404 450 380



CLICK TO VIEW ONLINE

Jacobs Well

Luxurious 4 bed + study home in Calypso Bay. Sound proofed media room, outstanding kitchen with coffee machine, air-con, vacuumaid, security. Has it all!

For Sale: \$749,000
Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Tamborine

23 acre property with 4 bed home & natural watercourse. Prime grazing land, fertile soil, 100m road frontage, fenced paddocks, 3 bay shed currently running 13 head of cattle.

For Sale: \$1,000,000+ offers
Contact: David Small 0418 864 354



CLICK TO VIEW ONLINE

Jacobs Well

Architecturally designed waterfront home in Calypso Bay. 4 bed, 3 bath, media, vacuumaid, pontoon, direct water access to Broadwater.

For Sale: \$1,295,000
Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Ormeau

Modern 3 bed duplex with air-con, side access, fully fenced, immaculately presented, room for boat or trailer + lots of extras. Close to everything, across from park.

For Sale: \$425,000
Contact: Edgar Natolo 0409 507 007



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CLICK TO VIEW ONLINE

Coomera Waters

Master built home with style & nothing but quality in mind. 4 beds + large study, ducted air, plantation shutters & timber blinds, security, vacuumaid, spa ensuite, alfresco, pool.

For Sale: \$790,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Willow Vale

Just over 4.1 acres of prime land with 48sq home with 4 bed +study & study nook, Smeg kitchen, solid timber floor, decking around pool, pizza oven & 45000lt water tanks.

For Sale: \$1,150,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Isle of Capri

Boutique townhouse in 5 star resort with pool, gym & theatre room. 3 bed, 2 bath, ducted air, new timber floor, gas kitchen, courtyard with BBQ. \$470 rent return/wk.

For Sale: \$415,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Helensvale

Situated in Riverlinks is this master built 50.5sq, 5 bed, 3 garage home on 755sqm block with pool, pontoon, 20,000lt water tank & views on 3 way junction..

For Sale: \$1,450,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Gaven

Peace & quiet with plenty of room for pool or huge shed. 3 bed + study or 4th bed, rumpus/media room, covered patio on 4065sqm block. Close to schools & shops.

For Sale: \$529,000

Contact: Kerry Evans 0429 500 533



CLICK TO VIEW ONLINE

Ormeau Hills

Set on 10 acres in tranquil area perfect for horses. 5 bed, 3 bath, 4 living areas, fireplace, study, paddock, views, dam, patio & pool. Must be seen!

For Sale: \$1,050,000

Contact: Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

Pacific Pines

Sherlock Homes built 4 bed home on 767sqm block in cul-de-sac. Fans throughout, gas hot water & cooking, patio, storage under house, internal access.

For Sale: \$465,000

Contact: Kerry Evans 0429 500 533



CLICK TO VIEW ONLINE

Jacobs Well

Bali inspired 4 bed, 3 bath, 3 garage home in Calypso Bay with formal & casual living, security, pool, pontoon, alfresco, upstairs kitchenette, direct water access.

For Sale: \$1,100,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Hope Island

Prime position, North facing 4 bed, 5 bath + study home. Only opulance here! Media room, bar, butlers pantry, enclosed alfresco with fireplace. Quality throughout.

For Sale: \$3,200,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Coomera Waters

Huge 5 bed home perfect for large family with rumpus, media, study, plenty of storage, air-con, formal & casual living & plenty of room for pool. Located in Jacobs Ridge.

For Sale: \$580,000

Contact: Clintnm Fuller 0404 450 380



CLICK TO VIEW ONLINE

Hope Island

Located in Gracemere is this secure home with amazing views, 5 bed, 4 bath, 3 garage, pool, pontoon, alfresco, BBQ facilities & stone features.

For Sale: \$1,690,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Jacobs Well

Waterfront home located in Calypso Bay with 4 bed + study & guest quarters, media room, fireplace, formal & casual living, alfresco, pool, pontoon, 18m water frontage.

For Sale: \$1,995,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Pimpama

Sitting on 4218sqm of land is this 40sq 4 bed, 3 bath home with pool & tennis court. Owners want it SOLD so must be viewed to really appreciate it!

For Sale: \$845,000
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Jacobs Well

Luxurious 60sq 4 bed, 4 bath, 3 garage home with office, study nook, huge living areas, scullery, cinema, dressing room, pool, alfresco & pontoon. Must to see!

For Sale: \$1,995,000
Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Gaven

Refurbished acreage home on 5428sqm block with 3 bed, 3 bath, media, fireplace, huge outdoor deck, pool, air-con, plenty of room for a shed in bushland setting.

For Sale: \$620,000+
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Eagleby

Cheap as chips! Situated in complex of 103 is this free standing villa with 3 bed, 2 bath. Ideal for investor currently returns \$325/wk. Walk to shops.

For Sale: \$299,000+
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Riverdowns, Helensvale

3 bed home on ideal acreage block of 4000sqm. Extend existing home or construct a new one! Current home has been refurbished.

For Sale: \$750,000 to \$795,000
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Wolfdene

Situated on 8.5 acres with over 100m river frontage, peaceful rural setting, dual living of 4 bed, 3 bath, 2 kitchens, patio, pool, dam & 6x3m shed..

For Sale: \$815,000 neg.
Contact: Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

Ormeau

Close to everything this 4 bed, 2 bath brick & tile home has large open plan living & kitchen, patio, good size yard plus side access.

For Sale: \$399,000
Contact: Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

Ormeau

Large 50sq home divided in to 4 separate living quarters. Study/office, 3 kitchens, 5 living areas, 3 patios, pool & spa, shed/office all on 1.5 acres. Owners will rent back!

For Sale: \$899,000+
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Laidley

House & land packages all turn key with 4 bed, 2 bath, chefs kitchen, fully fenced, driveway, landscaped & close to all amenities.

For Sale: from \$324,800
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Riverlinks

Masterpiece on 700sqm block South facing on the canal. Pontoon with power & home comes complete with an array of furniture in the price!

For Sale: \$1,300,000+
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Ormeau

2 fully equipped houses on 5020sqm block. All up 6 bed, 3 bath, 3 car & no shortage of room. One is currently rented for \$760/wk.

For Sale: offers over \$690,000
Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Isle of Capri

Situated on the 6th floor of the holiday Inn is this 1 bed apartment with living area, bath in bathroom, air-con, secure park, views & common door to next unit also for sale.

For Sale: offers over \$199,000
Contact: Kerry Evans 0429 500 533



Natgroup new

NEW HOMES

Natgroup Headquarters 07 5546 7178

4/19 - 21 Peachey Road, Ormeau QLD 4208

F: 07 5546 7844 W: www.natgroup.net

Sales Manager: **Edgar Natolo**

Opening Hours: 9am - 5pm Monday to Friday

9:30am - 3pm Saturday

By Appointment Sunday

SALES

8 Under Contract



Eagleby

4 2 2

This is a brand new townhouse complex that will be finished approx mid April & registered mid May 2011. There are two different designs to choose from and they are all detached and fully fenced. Each unit features:

- ▶ 4 bedrooms (master with ensuite & WIR) + study
- ▶ Ceiling fans, verticals, screens, powder room downstairs
- ▶ Air-conditioning plus 9ft ceilings to living areas
- ▶ Outdoor alfresco area, 5,000 Lt water tank & landscaping

The complex is situated across the road from the local school, next door is a child care centre, bus stop outside, shopping centre is walking distance away and railway and M1 is only a 2 minute drive.

For Sale: \$365,000

Contact: Greg Cochrane 0411 819 785 or greg.cochrane@natgroup.net

CLICK
TO VIEW
ONLINE





Natgroup land

LAND

Natgroup Headquarters 07 5546 7178

4/19 - 21 Peachey Road, Ormeau QLD 4208

F: 07 5546 7844 W: www.natgroup.net

Sales Manager: **Edgar Natolo**

Opening Hours: 9am - 5pm Monday to Friday

9:30am - 3pm Saturday

By Appointment Sunday

SALES



Pacific Pines

Flat 601sqm block facing acres of National Forest. It's rare to find a flat block of this size & price plus with this outlook. If you want peace & quiet with close proximity to schools & shops then this is where you will want to build your dream home. Survey and Contour Plans available.

For Sale: Price Guide on Request

Contact: Edgar Natolo 0409 507 007

CLICK
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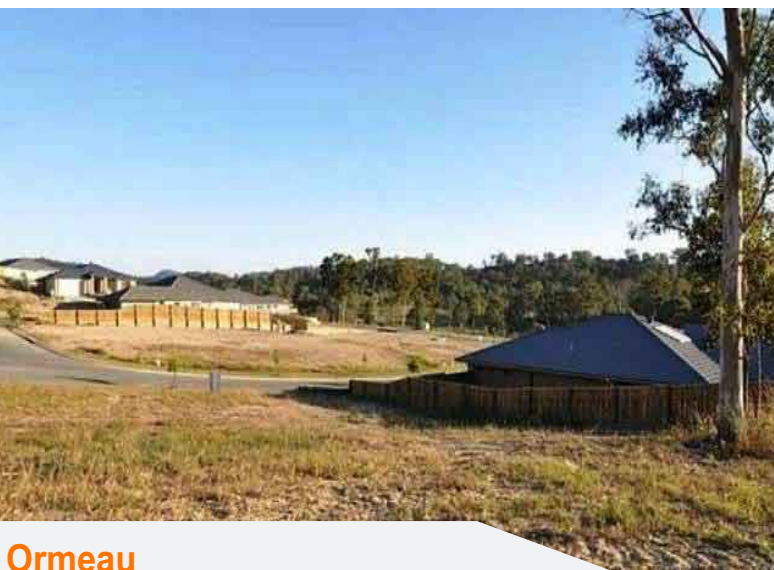
Redland Bay

Superb 820sqm water facing block set amongst several million dollar properties. Spectacular Moreton Bay as your back drop. An exceptional spot to build your dream home!

For Sale: offers above \$490,000

Contact: Edgar Natolo 0409 507 007

CLICK
TO VIEW
ONLINE



Ormeau

Design your masterpeice on this large 881sqm block of land. Peaceful & quiet, the price makes your dream extremely affordable.

For Sale: \$252,000

Contact: Ian Powell 0414 979 068

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TO VIEW
ONLINE



Sanctuary Cove

Build you dream home in one of the Gold Coast's most prestigious locations. 857 sqm of waterfront land in a secure community. Sellers are prepared to trade!

For Sale: \$1,450,000

Contact: Edgar Natolo 0409 507 007

CLICK
TO VIEW
ONLINE





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CLICK TO VIEW ONLINE

Jacobs Well

Nth facing waterfront block, 732sqm with pontoon, fenced on both sides, underground water tank installed. Build your dream home here!

For Sale: \$720,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Ormeau Hills

Located in the gated precinct of Ormeau Hills, this land enjoys fantastic views in an area surrounded by high class homes. Build your dream home here!

For Sale: \$255,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Ormeau

Good size block of 662sqm in Jacobs Ridge. Blocks like this are as rare as hens teeth. Most land selling higher than this, so priced right for the market!

For Sale: \$275,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Jacobs Well

Feel like you are on holiday every day & build your dream home on this waterfront block with 18.6m frontage opposite park with uninterrupted views.

For Sale: \$630,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Royal Pines, Benowa

Right on the golf course at Royal Pines, perfectly flat with 18m frontage. Quick buggy ride to golf course, secure community, marina, tennis, pools, FIRB approved.

For Sale: \$649,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Maudsland

This is the last developers block available, elevated from the road, flat on top with about 270 degree views, and town water. Block size is exactly 4000sqm.

For Sale: \$420,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Upper Coomera

Views to Surfers Paradise & Gold Coast, walking distance to shops, schools, transport, mins to M1. Build your dream home within nature.

For Sale: \$345,000

Contact: Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

Kingsholme

183.1ha of land at the top of Kingsholme with 360 degree views of the Gold Coast. Subject site is included & approved for 6 lot sub-division.

For Sale: \$2,000,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Jacobs Well

736sqm waterfront block in Calypso Bay Sth facing to water, 18m frontage, pontoon/jetty in upmarket area. Look no further, build your dream home here!

For Sale: Reduced to \$535,000

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Alberton

34,398sqm (8.5 acres) of land with 24 x 12 x 4.8m shed with mezzanine + 12m shed with air-con & 3 phase power. land is ready for your dream home to be built!

For Sale: \$900,000

Contact: Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

Guanaba

Located amongst an exclusive enclave of properties within the Gold Coast hinterland. Natural bore in back paddock, 10.5 acres of paradise.

For Sale: \$700,000 neg.

Contact: Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

Ormeau Hills

Build your dream home on this fabulous 913sqm block in prestigious Ormeau Hills. Blocks with these views rarely come along, you can see to Stradbroke Island.

For Sale: \$285,000

Contact: Edgar Natolo 0409 507 007

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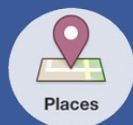
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Natgroup Real Estate Corporation



Gold Coast
Ormeau
Pacific Pines

Surfers Paradise
Coomera

For all your real estate news, property information & everything else that is happening on the Gold Coast & Sth Brisbane, check out our pages today!

Property INVESTOR'S CLUB

NATGROUP
property management



37 Oppermann Drive, Ormeau
\$650 per week



1/10 Camlan Place, Ormeau
\$350 per week



3 Mullins Street, Ormeau
\$500 per week

We are renting out properties in record time for record prices and now we have prospective tenants looking for their new home!

WE NEED MORE RENTAL PROPERTIES

- We are the largest local agent with plenty of rental enquiries
- Record prices achieved higher than others
- Property management specialists (we own our own investments as well)
- Personalised service - our aim is to involve you every step of the way
- Online access to all your details, statements & more - 24 hours a day
- Discount for more than 1 property + so much more!

If you would like to know the various options available to you when renting your property, please feel free to contact us on **(07) 5546 7178** or **0406 754 756**

For your FREE copy of the "Audio CD" with the simple strategies we used to get these properties RENTED, SMS the word "Audio" to **0406 754 756** with your name & address.

Kind Regards

The Team at Natgroup



Why Use Natgroup to sell your home!



Magnet for Buyers

Natgroup is one of the Gold Coast's most recognisable brands attracting hundreds of buyers every month.

In addition, our advanced technology allows us to market your property to buyers across our entire network of offices.



Accurate Valuation

We complete numerous valuations every week, giving us intimate knowledge of property prices in your area.

Our valuations take all local benefits in to account, whether your property is surrounded by the best parks, restaurants, schools or transport links.

To arrange a free valuation of property, call (07) 5546 7178



Longer Opening Hours

Our longer opening hours are essential to maximise viewing opportunities for your property - in fact over 35% of our viewings are carried out after work & at weekends. Accompanied viewings also mean we can use our expertise to help let your property.

Our offices are open every day. In addition, our phone lines are open 8am to 8pm, 7 days a week,



Professional Photography

Presentation & timing are everything. Our specialist photographers are trained to take professional photographs, 360° tours & videos, all in just one visit.

The result: your property ready to go within days.



Expert Advice

It takes skill & expertise to negotiate a sale successfully through to completion & still achieve the best possible price.

Through training & experience our team offer expert advice on both the selling process & your legal obligations.



Comprehensive Marketing

Known for our comprehensive marketing, we spend thousands of dollars every year ensuring that our clients' properties receive maximum exposure across a variety of different media, including: key property titles, our weekly Natgroup Magazine, email marketing, SMS, PR & of course online.