



11 Karrakas Way, Benobble

SOLD By Christie Smith

Introducing 11 Karrakas Way - a brand-new, custom-built masterpiece where high-end finishes, impeccable craftsmanship and thoughtful design come together to create a truly exceptional home.

Perched on an elevated block, this home captures natural light, breezes and a sense of openness rarely found. Offering valuable side access, there's ample room for a caravan, trailer or even dedicated play equipment - providing versatility for families, adventurers or those needing extra space.

From the moment you step inside, high ceilings, soft LED downlighting and elegant VJ paneling set the tone for a home that's both luxurious and inviting. Every detail has been carefully curated to deliver style, comfort and effortless everyday living.

At the heart of the home sits a designer kitchen that will delight even the most discerning buyer. Featuring premium SMEG appliances, a sleek Polytec colour palette, Blumotion soft-close cabinetry and an undermount sink, this is a culinary space built for both beauty and enjoyment. The open-plan living area includes provision for a built-in fireplace, giving you the opportunity to create the perfect ambience year-round.

4  2  2 

FOR SALE

For Sale

AGENTS

Christie Smith
0419 684 184
csmith@ljhcomplete.com.au

Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au

AGENCY

LJ Hooker Property Complete
1300 360 388

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The spa-inspired bathrooms elevate the home even further, showcasing stunning Italian tiles and bold black tapware - a premium hotel-style experience every day.

With four generously sized bedrooms, each with built-in robes, the home offers comfort and functionality for families of all sizes. The cleverly designed mud room within the laundry adds practicality for busy households.

The addition of a dedicated study with custom built cabinetry is perfect for those who work from home or study.

Entertain effortlessly with the extended alfresco area - a beautifully designed space perfect for outdoor dining, weekend gatherings or simply enjoying the peaceful surroundings of this brand-new estate.

Located just minutes from the charming Canungra township, 15 minutes from Nerang and 45 minutes from the Gold Coast's stunning beaches, this address offers the perfect blend of tranquility, convenience and lifestyle.

Key Features You'll Love:

- Brand new, custom-built home with high-end finishes
- Elevated block with side access for campervan, trailer or play equipment
- Four spacious bedrooms with built-in robes
- Two spa-inspired bathrooms with Italian tiles
- Double lock up garage with internal and backyard access
- Designer kitchen with SMEG appliances
- Blumotion soft-close cabinetry & premium Polytec colour scheme
- Undermount kitchen sink & high-quality fixtures
- High ceilings & downlights throughout
- Elegant VJ panelling throughout the home
- Living room provision for a built-in fireplace
- Back-to-wall toilets & Caroma basins with black tapware
- Functional mud room in the laundry
- Extended alfresco for entertaining and outdoor dining
- Located in a brand new estate close to Canungra, 15 minutes to Nerang and 45 minutes to the Gold Coast

11 Karrakas Way offers a rare opportunity to secure a bespoke, beautifully crafted home without the wait of building. Move in and enjoy luxury living from day one.

Private inspections are available upon request.

Distance to:

- Canungra (local township / primary school) - 5 minutes drive
- Nerang - 15 minutes
- Beaudesert - 25 minutes
- Gold Coast - 45 minutes
- Brisbane (Brisbane City) - 1 hour

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

MORE DETAILS

Property ID	20RMHGS
Property Type	House
House Size	265 m2
Land Area	605 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage Water Tank

Christie Smith 0419 684 184

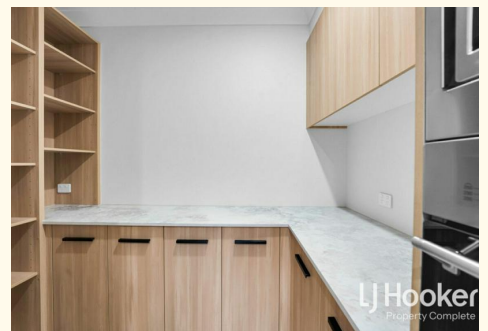
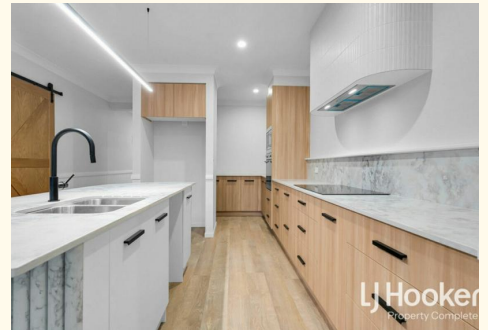
Principal & Licensee | csmith@ljhcomplete.com.au

Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207
propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au



11 Karrakas Way, Benobble



FLOOR PLAN



SITE PLAN

FLOOR AREAS

LIVING:	196.54 m ²
GARAGE:	44.08 m ²
PORCH:	1.26 m ²
ALFRESCO:	23.13 m ²
TOTAL:	265.01 m ²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com 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.

