



29/40 Murev Way, Carrara

## SOLD BY EWAN KERR

Located in a highly sought after location in the heart of Carrara, the security gated "Sunrise One" complex offers a pool and tennis court. With great potential to add value, this would be a perfect addition to any investment portfolio or a great opportunity for first home buyers to enter the property market.

- 2 good sized bedrooms with built-ins
- 2 bathrooms, master with updated ensuite
- Open plan living/dining
- Covered balcony
- Carport plus visitor parking
- Security gated
- Pool and tennis court

The property is vacant, however previously was leased at \$560 per week until the 03/08/2026, with the last rental increase completed on the 31/07/2025. In the current market our opinion is the property would achieve a weekly rent between \$600 and \$650 however no increases can be executed until 04/08/2026, at which time further comparative market information would need to be evaluated to determine the market rent.

Conveniently located close to shops, restaurants, M1, public transport, resort golf courses, Heritage Bank Stadium (formerly

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### FOR SALE

Offers Over \$599,000

### AGENTS

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### AGENCY

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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.



Metricon Stadium), Emmanuel College and Emerald Lakes precinct. Short drive to the beaches, the hinterland and major shopping centres like Robina Town Centre and Pacific Fair. Approximately 45 minutes to Brisbane airport and 25 minutes to Coolangatta.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## MORE DETAILS

Property ID	5HFWF41
Property Type	Apartment
Including	Pool Outdoor Entertaining Built-in-Robes

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Internal: 78m<sup>2</sup> | External: 5m<sup>2</sup> | Total: 83m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

