



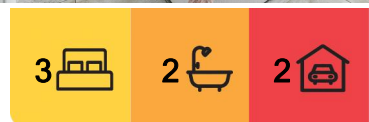
Carrara, 1/82 Paddington Drive

Modern, Spacious & No Body Corporate —The Perfect Carrara Duplex!

Tucked away at the end of a quiet cul-de-sac, this modern duplex is elevated to capture cool breezes and district views. The best part? It's not in a complex, meaning no restrictive body corporate—just shared building insurance with the neighbour! Whether you're a first-home buyer, a young family, or a savvy investor, this property offers the perfect blend of affordability, space, and convenience.

Standout Features:

- * 3 spacious bedrooms —all with built-ins and air-conditioning
- * 2 bathrooms —including a fully renovated private ensuite to the main bedroom
- * Bright & open-plan living —perfect for relaxing or entertaining
- * A light-filled and open kitchen with a dishwasher for easy clean-ups
- * Covered outdoor entertaining area —ideal for BBQs & gatherings
- * Double auto lock-up garage —plus additional parking space



For Sale
Offers Over \$799,000

View
ljhooker.com.au/5GPQF41

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- * Solar power system to help with those hefty electricity bills
- * Pet-friendly & fully fenced backyard —great for kids & furry friends
- * Comfort year round with air conditioning in main living area, ceiling fans & insulation
- * Security screens —for peace of mind

Prime Carrara Location:

- * Minutes to shops, schools & public transport
- * Easy M1 access for commuting
- * Close to the Nerang rail and bus hub
- * Also close to Emmanuel College, People first Stadium, KDV sports centre, the Emerald Lakes precinct and multiple resort golf courses.

This is a rare opportunity to secure a quality home in an unbeatable location. With limited stock for quality properties don't miss out.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

More About this Property

Property ID	5GPQF41
Property Type	DuplexSemi-detached
House Size	89 m2
Land Area	113 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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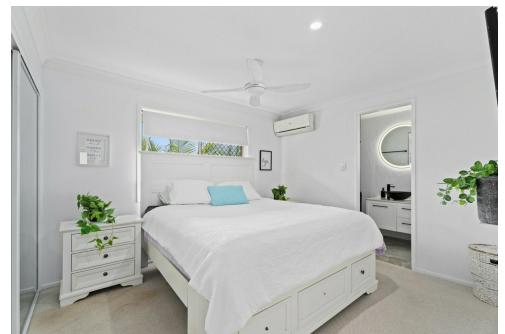
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1/82 PADDINGTON DRIVE, CARRARA

 3  2  2

Internal: 88m² | Garage: 35m² | External: 30m² | Total: 153m²

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.

