

1 Amethyst Court, Carrara




## A Hidden Gem With Room for Your Family, Business & Future Plans

Great home, Great Shed...perfect for your family, Business and future plans!!

Positioned in a quiet pocket of Carrara, this beautifully renovated home offers the perfect blend of modern living, flexibility, and future potential.

Designed with family living in mind, the light-filled open-plan layout seamlessly connects the kitchen, dining, and living areas, creating a welcoming space for everyday life and entertaining. Having been tastefully renovated throughout, all the hard work has already been done—simply move in and enjoy.

Set on a generous 800m<sup>2</sup> corner block, this property offers so much more than just a beautiful home. The versatile fourth bedroom is currently configured as a home salon with a separate entrance, providing an excellent opportunity for those looking to operate a business from home, create a dedicated workspace, or adapt the room to suit their family's needs.

4  2  4 

**FOR SALE**  
Submit all Offers

**VIEW**  
By Appointment

**AGENTS**  
Daniel Campbell  
0412 777 212  
dcampbell@ljhgc.com.au

Chris Pittaway  
0410 229 244  
cpittaway@ljhgc.com.au

**AGENCY**  
LJ Hooker Nerang  
(07) 5581 4422

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**

A true standout feature is the substantial 9m x 7m shed-a rare find on a residential block in central Carrara. Whether you're a tradie, car enthusiast, boat owner, have a caravan/trailer, or simply need additional storage space, opportunities like this are becoming increasingly difficult to find.

Looking to the future? The current owners have already obtained preliminary plans for a two-bedroom granny flat with its own separate entrance, opening the door to dual living, accommodation for extended family, or the potential for an additional income stream (subject to council approval).

The spacious corner block also provides ample room for a swimming pool, allowing you to further enhance the lifestyle on offer.

Combining a peaceful location, quality renovations, exceptional storage, and exciting future possibilities, this is a property that truly grows with your family's needs.

#### Features:

- 4 Bedroom, 2 with walk-in robes
- 2 Bathrooms including ensuite to master
- Fully renovated throughout
- Spacious open-plan kitchen, dining and living area
- Covered outdoor entertaining area
- " Quiet and family-friendly location
- " Generous 800m<sup>2</sup> corner block
- Fourth bedroom currently operating as a home salon or home business with separate entrance
- Rare 9m x 7m shed
- Preliminary plans for a two-bedroom granny flat with separate access
- Room for a swimming pool
- Air-conditioned main living area & 4th bedroom/Home office
- Ceiling fans throughout
- Solar power to help reduce energy costs
- Multiple lifestyle and income-generating opportunities

Properties offering this combination of lifestyle, flexibility, and future potential are rarely available. Don't miss your opportunity to secure one of Carrara's most versatile homes.

Ideally located in an 800m<sup>2</sup> corner block in central Carrara close to shops, cafes, schools, public transport, and the M1. Close to Emmanuel College, Emerald Lakes, resort golf courses, and People First Stadium.

Don't miss this rare lifestyle opportunity - come along to one of the open homes and see it for yourself!

**Disclaimer:** Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

**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 DETAILS

Property ID	5J25F41
Property Type	House
Land Area	800 m2
Including	Outdoor Entertaining Built-in-Robes

**Daniel Campbell 0412 777 212**

Sales Specialist | [dcampbell@ljhgc.com.au](mailto:dcampbell@ljhgc.com.au)

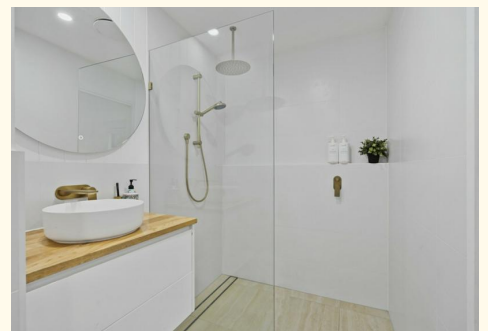
**Chris Pittaway 0410 229 244**

L.R.E.A | Independent Contractor | [cpittaway@ljhgc.com.au](mailto:cpittaway@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**

2-4 New Street, NERANG QLD 4211

[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)



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.



SITE: 800M<sup>2</sup>

- Legend**
- 1. Residence
  - 2. Covered Patio
  - 3. Shed 6.9m x 8.9m
  - 4. Driveway Parking

**1 AMETHYST COURT, CARRARA**



Internal: 126m<sup>2</sup> | External: 46m<sup>2</sup> | Shed: 61m<sup>2</sup> | Total: 233m<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.

