



## Carrara, 10 Jade Stone Court

Spacious 1/4 ACRE Next to Park with POOL and SHED!!

Nestled in a quiet cul-de-sac next to a play park on a sprawling 1,187m2 block in Carrara, this property is a rare find for those with renovation aspirations and seeking a property with great bones and plenty of scope to add substantial value.

The property boasts some impressive features with an inviting inground pool and a 6 x 6m shed (no vehicle access). Moreover, there's ample room for a boat, van, or trailer, and numerous off-street parking spaces for your convenience.

With three bedrooms, all boasting built-ins and fans, and a converted 6mx6m garage providing a potential 4th bedroom, study and a versatile rumpus/living



**For Sale**

Offers Over \$879,000

**View**

[ljhooker.com.au/5F66F41](http://ljhooker.com.au/5F66F41)

**Contact**

**Chris Pittaway**

0410 229 244

[cpittaway@ljhgc.com.au](mailto:cpittaway@ljhgc.com.au)



**Disclaimer:** 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 Nerang**  
**(07) 5581 4422**

area with separate external access...there's room to reimagine and transform this space to suit your unique vision. In addition, there are two bathrooms, including an ensuite to the master bedroom, an open-plan living area boasting a cozy slow combustion fireplace. Step outside to a covered outdoor entertaining area overlooking the large sparkling inground pool, creating the perfect setting for gatherings and relaxation. The property also offers an oversized double carport that provides room for 2 cars and a trailer.

The family will love the extra yard space and parkside location of this fabulous property, featuring:

- \* 3 bedrooms, all with built-ins and fans
- \* A converted garage providing a 4th bedroom, study and flexible rumpus/living area with separate external access
- \* 2 bathrooms, including ensuite to master
- \* Open plan living with slow combustion fireplace
- \* Covered outdoor entertaining
- \* Large sparkling inground pool
- \* Oversized double carport plus plenty of off-street parking
- \* Colourbond fenced 1,187m<sup>2</sup> block beside a fabulous kids play park

An ideal central Carrara location in a tranquil cul-de-sac only minutes to shops, restaurants, public transport, the M1, schools and close to Emmanuel College, Heritage Bank Stadium (formerly Metricon) and resort style golf courses. A short drive to Robina Town Centre and only 15 minutes to Pacific Fair and Broadbeach.

Don't miss this great opportunity...it won't last long!!

**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.

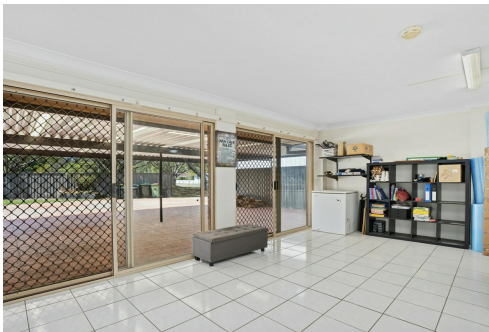


# More About this Property

Property ID	5F66F41
Property Type	House
Land Area	1187 m²
Including	Pool Outdoor Entertaining Built-in-Robes

**Chris Pittaway 0410 229 244**  
L.R.E.A | Independent Contractor | cpittaway@ljhgc.com.au

**LJ Hooker Nerang (07) 5581 4422**  
2-4 New Street, NERANG QLD 4211  
nerang.ljhooker.com.au | nerang@ljhgc.com.au



**Disclaimer:** 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 Nerang**  
**(07) 5581 4422**



10 JADE STONE COURT, CARRARA

 4  2  2

Internal: 155m<sup>2</sup> | External: 126m<sup>2</sup> | Shed: 34m<sup>2</sup> | Total: 315m<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.

