



## Carrara, 12 Jerrob Court

SOLD BY EWAN KERR

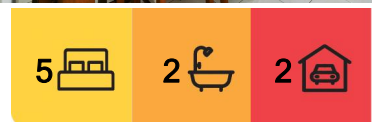
If you've been searching for a property with dual living potential, side access, a shed with power on a large useable block of land backing to reserve you've just found it here at 12 Jerrob Ct, Carrara.

Located on a 1123m2 block in a quiet cul-de-sac, the floor plan offers dual living potential (subject to council approval) providing flexibility for extended family or rental opportunities.

- \* 5 bedrooms, 4 with built in robes
- \* 2 renovated bathrooms
- \* Renovated kitchen
- \* Separate living and dining areas with cathedral ceilings
- \* 1123m2 block backing to reserve with side access
- \* 6m x 8m (approx.) shed with power
- \* Large covered outdoor entertaining area with timber deck



**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.



**For Sale**  
Offers Over \$989,000

**View**  
[ljhooker.com.au/5GHVF41](http://ljhooker.com.au/5GHVF41)

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



- \* Off street parking for cars, boat, caravan or trailer
- \* Air conditioning
- \* Separate laundry
- \* 6.6kw (approx.) solar electricity system
- \* 5,000L (approx.) rain water tank

Ideally located close to restaurants, Emmanuel College, resort golf courses, shops, People First Stadium (formally Heritage Bank Stadium), public transport, parks, the M1, daycare and the Emerald Lakes precinct.

Only a short drive to the beaches, the hinterland and major shopping centres like Pacific Fair and Robina Town Centre. Approximately 45 minutes to Brisbane airport and 25 minutes to Coolangatta.

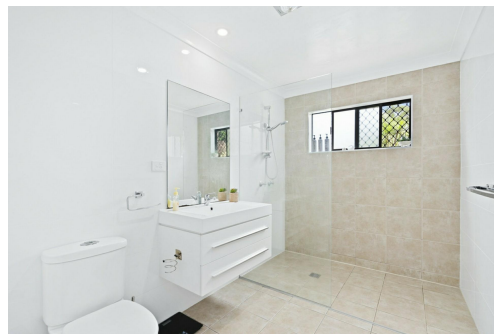
Please note the dwelling addition is still awaiting final approval. Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but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

## More About this Property

Property ID	5GHVF41
Property Type	House
Land Area	1123 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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12 JERROB COURT, CARRARA

 5  2  2

Internal: 164m<sup>2</sup> | External: 48m<sup>2</sup> | Total: 212m<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.

