



12 Whitian Drive, Carrara

SOLD BY EWAN KERR

Just a short walk to Emmanuel College, Emerald Lakes precinct and Emerald Lakes Golf Club. This renovated single level, move in ready home on a generous 777m2 corner block with dual driveway access is the type of home that buyers kick themselves about after it's sold. Introducing 12 Whitian Dr, Carrara a very well presented property with a long list of reasons to make it yours.

Perfect for couples, young families or those looking to downsize. Rarely does a home create such an immediate impression of style, sophistication and ease of living. This one ticks all the boxes and is sure to impress even the most discerning of buyers.

- 3 bedrooms, master with ensuite
- 2 renovated bathrooms
- Open plan living/dining
- Separate family room
- Ducted air conditioning
- Updated flooring and lighting throughout
- 777m2 corner block
- Repainted internally and externally
- Covered outdoor entertaining area
- In ground pool
- Single lock up garage plus covered car accommodation for an additional 2 vehicles, boat or trailer

3 2 3

FOR SALE

Offers Over \$1,249,000

AGENTS

Ewan Kerr
0405 107 725
ekerr@ljhg.com.au

Abbi Kerr
0415 732 002
akerr@ljhg.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.



- Separate laundry
- 6.4kw (approx.) solar electricity system
- Rain water tank
- Workshop/storage
- Solar hot water
- Rental estimate approximately \$1,100 - \$1,200 a week

Conveniently located close to shops, restaurants, M1, public transport, resort golf courses, People First Stadium (formerly Metricon Stadium), KDV Sport, 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.

Disclaimer:

Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

MORE DETAILS

Property ID	5HT0F41
Property Type	House
Land Area	777 m2
Including	Ducted Cooling
	Ducted Heating
	Pool
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Remote Garage

Ewan Kerr 0405 107 725

Sales Specialist | ekerr@ljhg.com.au

Abbi Kerr 0415 732 002

Sales Associate to Ewan Kerr | akerr@ljhg.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang@ljhooker.com.au | nerang@ljhg.com.au





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Internal: 183m² | External: 103m² | Total: 286m²

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.

