






12 Whitian Drive, Carrara

POOLSIDE ENTERTAINING IN PRIME CARRARA LOCATION!

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

3  2  3 

FOR SALE
\$1,249,000 - \$1,299,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Nerang
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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**

- Single lock up garage plus covered car accommodation for an additional 2 vehicles, boat or trailer
- 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.

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@ljhgc.com.au

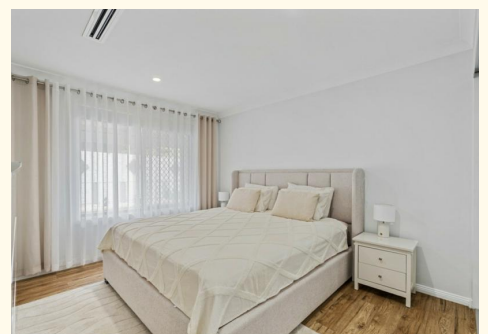
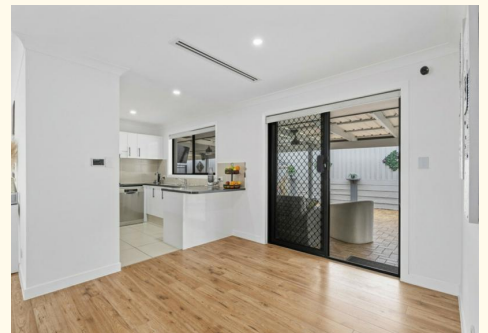
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12 WHITIAN DRIVE, CARRARA



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.

