

## Carrara, 19 Marble Drive

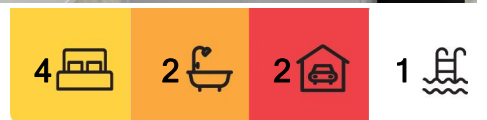
### Resort-Style Living... the Ultimate Lifestyle!!

It's all about lifestyle with this incredible resort-style retreat...your own private oasis tucked away on a secluded 1,070m<sup>2</sup> battle-axe block in the heart of Carrara. Whether you're entertaining friends or unwinding after a long day, this home offers the ultimate blend of space, privacy and relaxed outdoor living.

The beautifully landscaped pool and expansive entertaining deck are the perfect setting for family BBQs or lazy weekends...your guests will never want to leave!

There's plenty of off-street parking for visitors, plus a separate oversized double lock-up garage and extra space to store the boat, van or trailer. A handy storage shed adds even more practicality for trades or hobbyists.

Step inside and you'll love the recent updates, including stylish new hybrid flooring, plush new carpet throughout and a fabulous walk-in storage area which could easily double as a



**For Sale**  
Offers Over \$1,295,000

**View**  
By Appointment

**Contact**  
**Chris Pittaway**  
0410 229 244  
cpittaway@ljhg.com.au  
**Daniel Campbell**  
dcampbell@ljhg.com.au



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

**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.

wine cellar.

An easy floorplan provides a great flow between indoor and outdoor living areas.

Certainly a home that will suit plenty of buyers, featuring:

- \* 4 bedrooms, 3 with built-in robes
- \* 2 bathrooms, including ensuite to the master bedroom
- \* Spacious modern kitchen with stone benchtops and dishwasher
- \* Large open-plan family/dining area
- \* Air-conditioned formal lounge and master bedroom
- \* Covered outdoor entertaining area overlooking the landscaped pool and luscious gardens
- \* Detached 7m x 6.5m auto double garage plus additional storage shed
- \* Ample off-street parking for cars, trailers, boat or van
- \* New hybrid flooring and carpets throughout
- \* Solar power system...save money on those increasing electricity bills
- \* Additional features: outdoor shower, rainwater tank
- \* Fully fenced, private 1,070m<sup>2</sup> battle-axe block

#### Location Highlights:

Set in an ideal Carrara location just minutes from 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!

#### Financials:

Rental Appraisal - \$1200 - \$1300

Council rates - \$2,408 p/a

Water rates - Approx \$2,000

Year Built - 1988

Land Size - 1070m<sup>2</sup>

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.



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

**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.



## More About this Property

<b>Property ID</b>	5GYAF41
<b>Property Type</b>	House
<b>House Size</b>	144 m2
<b>Land Area</b>	1070 m2
<b>Including</b>	Pool Outdoor Entertaining Built-in-Robes

### Chris Pittaway 0410 229 244

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

### Daniel Campbell

Sales Associate to Chris Pittaway Independent Contractor |  
[dcampbell@ljhgc.com.au](mailto:dcampbell@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)



**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**



19 MARBLE DRIVE, CARRARA

 4  2  2

Internal: 134m<sup>2</sup> | External: 45m<sup>2</sup> | Garage: 45m<sup>2</sup> | Total: 224m<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.

