



Carrara, 21 Dawnann Court

Exceptional First Home or Renovation Opportunity —
Make It Yours!

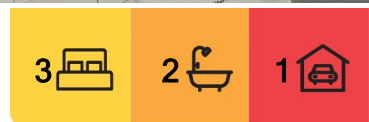
This vacant family home is waiting for someone with a vision to breathe new life into it. Perfectly suited for first home buyers or renovators looking for a property with great value-add potential...it offers an amazing opportunity to transform a house into your dream home. With some love and attention, you could create a stunning residence that suits your personal style and needs.

A classic floorplan featuring:

- * 3 Bedrooms, all with built-in robes
- * The master bedroom features a private ensuite for added convenience and comfort.
- * Open-Plan Living and Dining Areas —The living and dining spaces are bright and inviting, offering the perfect canvas for modern updates. These areas flow seamlessly to your outdoor entertaining space, making it ideal for hosting family and friends.



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 \$849,000

View
ljhooker.com.au/5GG5F41

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* Entertaining Area & Flat Yard —Step outside to a large, fully fenced and landscaped flat backyard with ample room for a potential pool or additional gardens...perfect for relaxing or entertaining, and plenty of space to create your ideal backyard oasis.

* Endless Potential —While the home is in need of some updates, it's the perfect blank slate for those with a renovation vision. Whether you're looking to add value with modern finishes or expand the space to suit your lifestyle, the possibilities are endless.

* Extras include Air conditioning in main living plus fans in living and 2 bedrooms

* Rent potential of \$800-\$850 per week but this could only be charged from 1st July 2025

This property is a fantastic canvas for those wanting to create a personalized, family-friendly home in a convenient location. With the right approach, this home could be transformed into an amazing property that meets all your needs.

A cul-de-sac location in the heart of Carrara close to Emmanuel College, People First Stadium, the Emerald Lakes Precinct, several golf courses and KDV tennis and golf academy. Also easy access to the M1, to a major rail and bus transport hub. A short drive to Robina Town Centre, Pacific Fair and the picturesque hinterland area. The best of Gold Coast beaches are only approximately 15 minutes away.

Don't miss your chance to secure this exceptional opportunity!!

** Please note virtual furniture has been used in the photos provided**

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	5GG5F41
Property Type	House
House Size	92 m2
Land Area	617 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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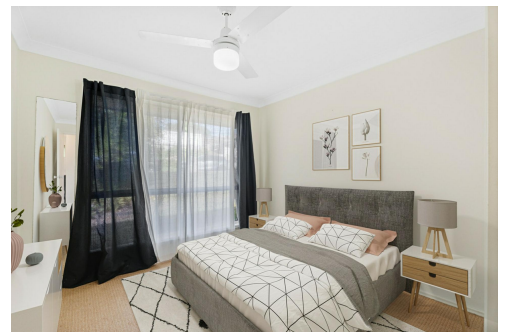
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21 DAWNANN COURT, CARRARA

 3  2  1

Internal: 116m² | External: 26m² | Total: 142m²

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.

