



## Carrara, 25 Alison Road

Great Entertainer... Huge Shed... 1,265m2 Block!!

A huge 22x6m shed on a fully fenced 1,265m2 block backing to a reserve sets the tone for this fabulous Boonooroo Park property that is designed for those that love an outdoor lifestyle. The landscaped pool and cabana are perfect for those lazy summer days entertaining family and friends.

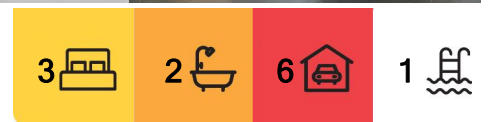
It is also an Eco-friendly property with solar power, 2 water tanks with pumps, 3 vegetable garden beds and a chicken coop...perfect for those that love sustainability!

There are so many options with the shed, a perfect workshop or ideal for storing all those toys. There are endless possibilities!

All this complements a fabulous 3 bedroom, 2 bathroom home with a modern kitchen and spacious open plan living that flows to your outdoor entertaining...perfect for family and friends to enjoy!



**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**  
Please Call

**View**  
[ljhooker.com.au/5GR9F41](http://ljhooker.com.au/5GR9F41)

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

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

A raked ceiling allows natural light to flood the entryway, creating an inviting and airy feel. With three well-sized bedrooms, all with built-in wardrobes, this home offers comfort and practicality. The main living area and master bedroom feature split-system air conditioning, ensuring year-round comfort.

This is a place where you can truly see yourself making lifelong memories, featuring:

- \* Open-plan living, dining & kitchen flowing to the outdoor entertaining and pool area
- \* Sparkling inground pool & covered entertaining cabana
- \* Massive 22m x 6m shed —ideal for storage, a workshop, or hobby space
- \* Three spacious bedrooms with built-in wardrobes
- \* Two bathrooms, a main bathroom plus an external bathroom for the entertaining and pool area
- \* Split-system air conditioning in the main living area & master bedroom
- \* Lock-up garage for secure parking plus plenty of shed space for additional parking for cars/boats/trailers
- \* Solar power system and water tanks - to assist with those increasing bills
- \* Generous flat backyard —plenty of space for the kids and pets to enjoy
- \* Fully fenced 1,265m<sup>2</sup> block backing to reserve
- \* Double gate access, further extends the already large yard with a SunSmart council playground for the kids

A prime Boonooroo Park location in Carrara (towards the end of the culdesac on Alison Rd) Close to the highly sought Emmanuel College, the Emerald Lakes Precinct, Parks and ovals, world-class resort golf courses, KDV golf and tennis academy, People First Stadium, rail transport and convenient access to the M1. Notably, it's only a short drive away from the iconic Gold Coast beaches and the popular Pacific Fair Shopping Centre as well as Robina Town Centre.

This home offers the perfect blend of lifestyle, space, and practicality. Don't miss out...make sure you get to one of the viewings!

Financials:

- \* Rental appraisal: \$1,150-\$1,250 per week approximately
- \* Council Rates: \$2,600 per year approx.
- \* Water Rates: \$1,260 per year approx.

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This property is being sold without a price or by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.



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## More About this Property

<b>Property ID</b>	5GR9F41
<b>Property Type</b>	House
<b>House Size</b>	144 m2
<b>Land Area</b>	1265 m2
<b>Including</b>	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

### Chris Pittaway 0410 229 244

L.R.E.A | Independent Contractor | cpittaway@ljhgc.com.au

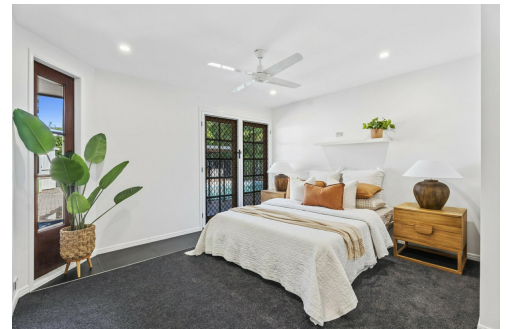
### Daniel Campbell

Sales Associate to Chris Pittaway Independent Contractor |  
dcampbell@ljhgc.com.au

### LJ Hooker Nerang (07) 5581 4422

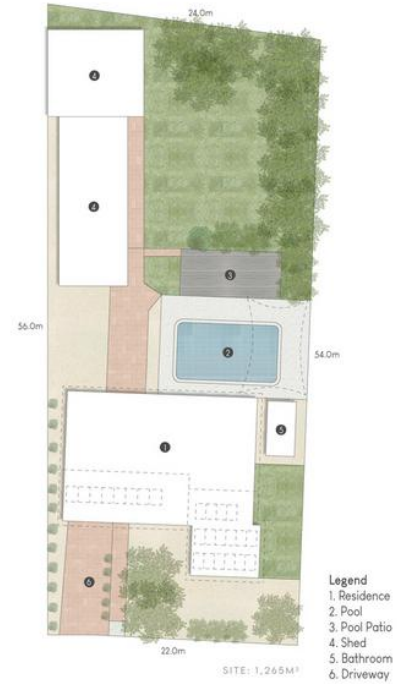
2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



**LJ Hooker Nerang**  
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25 ALISON ROAD, CARRARA

3 2 2

Internal: 146m<sup>2</sup> | External: 80m<sup>2</sup> | Total: 226m<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.

