







31 John Francis Drive, Carrara

# ELEVATED LIVING WITH PANORAMIC SKYLINE VIEWS | DUAL-LIVING OPPORTUNITY | VIEW BY PRIVATE INSPECTION

Commanding an elevated position with breathtaking Gold Coast skyline views, this impressive architecturally designed residence offers exceptional space, quality finishes and outstanding versatility in the heart of Carrara.

Set across two fully self-contained levels, each with its own separate entrance and secure internal access between floors, this substantial home presents an exciting opportunity for large or extended families, multi-generational living or investors seeking flexible accommodation options.

UPSTAIRS | SPACE, STYLE, POOL & STUNNING VIEWS

Step inside and discover a spacious, light-filled interior complemented by quality finishes and generous proportions. The expansive open-plan living and dining areas connect seamlessly with a well-appointed kitchen featuring stone benchtops, a 900mm gas cooktop, European

6 3 2

**FOR SALE**
Offers Over $2,000,000

**VIEW**
By Appointment

**AGENTS**
Daniel Campbell
0412 777 212
dcampbell@ljhgc.com.au

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

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Interested parties must rely solely on their own enquiries.

LJ Hooker

appliances, soft-close drawers and premium two-pack cabinetry.

Sliding doors open onto an enormous covered and tiled balcony, creating the perfect setting for entertaining, relaxing in the summer breezes and taking in the spectacular skyline views.

A beautiful covered 8x4m heated concrete swimming pool offers year-round enjoyment while taking full advantage of the spectacular skyline views. Perfect for relaxed family living and entertaining, it allows parents to keep an eye on the kids in the pool while entertaining guests - creating the ideal space to bring everyone together and enjoy the Gold Coast lifestyle in any season.

The upper level also features an oversized master suite complete with a walk-in robe and spacious ensuite, plus three additional generously sized bedrooms with built-in wardrobes. A family bathroom with separate toilet, walk-in linen storage, dedicated laundry area and a large media room, privately positioned away from the main living space, complete this impressive level.

DOWNSTAIRS | INDEPENDENT LIVING WITH ENDLESS POSSIBILITIES

The lower level offers its own kitchen, spacious living and dining area, two bedrooms with built-in robes, a separate bathroom and ample storage. Combined with its independent entrance and secure internal connection to the upper floor, this layout is ideal for accommodating extended family, teenagers or guests, or exploring potential dual-income opportunities, subject to any necessary approvals.

A LARGE BLOCK WITH ROOM TO MAKE IT YOUR OWN

The elevated setting is a standout feature, with building restrictions on the hill below helping protect the outlook from future development.

Additional features include:
- 13Kw Solar System
- Ducted air conditioning throughout
- Comprehensive security system
- NBN installed
- Quality finishes and generous storage
- Two fully self-contained living levels
- Expansive covered balcony with skyline views
- Substantial land size

A PRIME CARRARA LOCATION

Enjoy the convenience of being close to the Gold Coast's major sporting and entertainment precinct, with easy access to the M1 motorway and approximately 15 minutes to the region's famous beaches. Shopping centres, schools, parks and everyday amenities are also within easy reach.

Whether you're searching for a spacious family residence, a flexible home for multi-generational living or a property with exciting investment potential, this impressive Carrara residence delivers a rare combination of scale, versatility and breathtaking views.

Big on space, impressive in design and offering flexibility across two levels - this is an opportunity to secure something truly special in a sought-after Gold Coast location.

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

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Disclaimer:
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## MORE DETAILS

| | |
|---|---|
| Property ID | 5JE7F41 |
| Property Type | House |
| House Size | 299 m2 |
| Land Area | 2063 m2 |
| Including | Study<br>Air Conditioning<br>Ducted Cooling<br>Pool<br>Balcony<br>Outdoor Entertaining<br>Built-in-Robes<br>Solar Panels |

**Daniel Campbell 0412 777 212**
Sales Specialist | 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











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Ground Floor




First Floor

**TOTAL: 279 m2**
1st floor: 80 m2, 2nd floor: 199 m2
EXCLUDED AREAS: COVERED PATIO: 12 m2, GARAGE: 34 m2, STORAGE: 4 m2, SCREENED PORCH: 30 m2, COVERED DECK: 67 m2, WALLS: 23 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LJ Hooker
Solutions Gold Coast
Dan Campbell 0412 777 212

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