

54 Pappas Way, Carrara

Entertain and Relax - Family Living on 678sqm Closing 3pm, 31st March

Expressions of Interest - Closing 3pm, 31st March or Unless Sold Prior

Positioned on a fully fenced 678sqm block in the heart of Carrara, this well presented family home offers effortless living with all the hard work already done. Stylish, light-filled, and move-in ready, it's the perfect opportunity for first home buyers, growing families, or savvy investors.

Designed with an easy-flow floorplan, the home seamlessly connects indoor and outdoor living, creating wonderful spaces to relax or entertain family and friends.

Property features include:

- Three tidy bedrooms, all with built-in wardrobes
- Updated bathrooms, including a modern ensuite to the master
- Living areas featuring casual dining and a bright, spacious air-conditioned lounge
- Recently refurbished kitchen with ceramic cooktop and stainless-

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FOR SALE

Offers Over \$1,280,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Mudgeeraba

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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**

- steel appliances
- Handy study nook for working or studying from home
- Covered outdoor entertaining area overlooking the flat, secure backyard
- Separate entertaining deck in back yard with grass area, as well as flat open fenced grass area at the front of the house.
- Space for a pool potentially.
- Separate laundry
- Automatic double lock-up garage with drive-through access, perfect for a trailer, small caravan, or boat
- 6kw solar system.
- Spa in backyard, to relax with family and friends.

Additional extras include air-conditioning, floating timber floors, ceiling fans throughout, insulation, and security screens for comfort and peace of mind.

Centrally located in Carrara with public transport at your doorstep and close to local shops, cafés, and Emmanuel College. Just minutes to the M1, and a short drive to Metricon Stadium, KDV Sports Precinct, world-class golf courses, major rail and bus links, Pacific Fair, Robina Town Centre, and the stunning Gold Coast beaches.

An outstanding opportunity in a prime location, this one won't last long. We look forward to welcoming you at the open home!

MORE DETAILS

Property ID	BFJ15
Property Type	House
Land Area	678 m2
Including	Ensuite
	Air Conditioning
	Toilets (1)
	Spa
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Andrew Rouse 0419 572 201

Independent Contractor - Sales Specialist | andrew@ljhgcp.com.au

Jessica Powell

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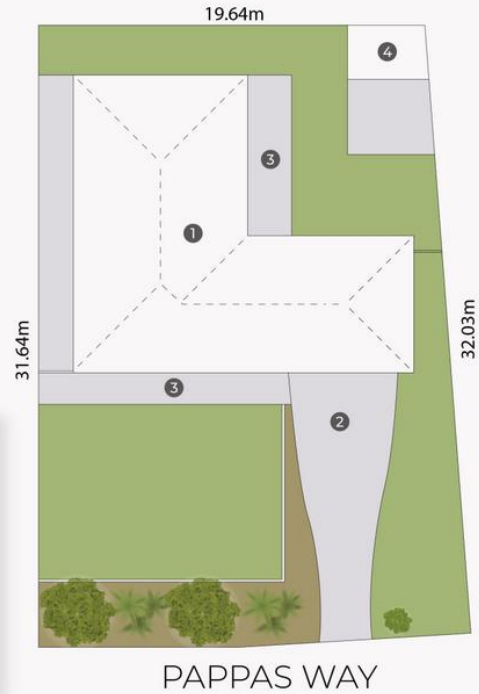




SITE PLAN LEGEND

- 1. RESIDENCE
- 2. DRIVEWAY
- 3. PATIO
- 4. GARDEN SHED (2.2m x 0.8m)

→ NORTH



ANDREW ROUSE | 0419 572 201

54 Pappas Way
CARRARA



- 3 Bedrooms
- 2 Bathrooms
- 2 Car Spaces

Block Size 678m²
TOTAL FLOOR AREA
TOTAL: 180sqm
INTERNAL: 150sqm
PATIO: 30sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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