



71 Chisholm Road, Carrara

DUAL LIVING RESIDENCE / CENTRAL CARRARA LOCALE

Positioned on just over quarter of an acre of prime real estate just a stone's throw away from the Commonwealth Games Sporting Precinct and a fine selection of quality restaurants and cafes, this unique property offers the ultimate opportunity for multi-generational families to come to together or for investors chasing an attractive rental return to bolster their investment portfolio.

Tucked away on an expansive 1,296m² block, this property provides a secluded sanctuary for your family to enjoy. Featuring a functional four bedroom family home with an additional self-contained one bedroom granny flat at the rear offering potential buyers a phenomenal dual living opportunity not to be missed.

Carrara is a suburb that has always been in high demand with Gold Coasts buyers, and a property like this offering privacy, space and dual living is sure to appeal to a wide audience. This home will not last long, so please be sure to register your interest with today!

This Property Also Includes:

Currently rented at \$1,300 per week until April this year with vacant

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FOR SALE
EXPRESSIONS OF INTEREST
CLOSING 12PM APRIL 16TH

VIEW
Sat 4th Apr @ 10:00AM - 10:30AM

AGENTS
Michael Folkard
0402 656 246
michael@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**

possession available for owner occupiers

Outside:

Impressive battleaxe block of approximately 1,296m² (just over quarter of an acre)

Sparkling in ground swimming pool surrounded by lush established gardens

Fenced rear yard and a good size lawn area for the kids and pets to play safely

Double lock up garage in front of the home with an additional single carport to the side of the home enabling drive through access to the rear of the property

Loads of additional parking space for anyone needing to store a boat, trailer or caravan

An enormous covered outdoor area which further enhances the entertaining capabilities of this amazing home

Main Section of the Home:

The main section of the residence contains four generously sized bedrooms, all with built in robes and fans installed

Incredibly spacious master bedroom with direct access out to the rear patio and a newly renovated ensuite finished with a modern vanity

Separate toilet off the laundry area for added convenience

Great size main bathroom featuring a bathtub, shower, floor to ceiling tiles and a large vanity

Modern designer kitchen with dishwasher, electric stove top and quality stone benches

Split system air conditioning installed to help keep the family comfortable

Granny Flat:

Fully self-contained granny flat at the rear of the home

One good size bedroom with a walk-in robe and ceiling fan provided

Main bathroom / laundry combination with separate toilet

- conditioned open plan living scheme with an abundance of natural lighting on offer

Function chef kitchen with a good amount of cupboard space and a great outlook to the pool area

If you're after a central Gold Coast location then look no further, this home is only a 15 minute drive to the world renowned Pacific Fair Shopping Centre and Robina Town Centre via the M1.

Positioned within walking distance of the KDV Sporting Centre and the People First Stadium, access to sought after private schools like the incredibly popular Emmanuel College and All Saints Anglican School is provided within minutes from this convenient location.

To register your interest please contact.

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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MORE DETAILS

Property ID	5HU5F41
Property Type	House
Land Area	1296 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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71 CHISHOLM ROAD, CARRARA

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Internal: 226m² | External: 131m² | Garages: 75m² | Total: 432m²

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.

