



## Carrara, 94 Alison Road

1,684m2 Block...Endless Opportunities!!

Set on a sprawling 1,684m2 block, this home will tick plenty of boxes for a diverse range of buyers. Offering a prime opportunity for those interested in splitting the block (STCA); or an ideal land-bank option for investors seeking to rent the existing home whilst contemplating development options...or it could interest a family looking for their ideal lifestyle property close to Emmanuel College.

The existing solid double-brick home (they don't build them like this anymore!) boasts unique architectural charm with soaring cathedral ceilings providing spaciousness and natural light which tastefully complements the exposed timber and brick features. The floorplan provides functional family living with plenty of scope for those wanting to create their dream home.

A unique property not to be missed, featuring:



**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 \$1,295,000

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[ljhooker.com.au/5G89F41](http://ljhooker.com.au/5G89F41)

**Contact**  
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**LJ Hooker Nerang**  
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- \* Classic Double-Brick Construction: Timeless durability and charm.
- \* Soaring Cathedral Ceilings: Providing a spacious and airy feel.
- \* Three Bedrooms: Master with ensuite and all with new carpet.
- \* Kitchen: Generous size and great functionality.
- \* Garaging: Auto double lock-up with internal dividing wall, making it easy to transform into additional bedroom and living space if required. There is plenty of space for additional covered parking in front of the garage
- \* Outdoor Features: A tropically landscaped in-ground pool and huge yard area on a 1,684m2 block
- \* Covered Outdoor Area: Perfect for year-round entertaining
- \* Subdivision Potential: The large block with wide side access creates the perfect scenario to split and develop the block, Subject to council approval (STCA)
- \* Family-Friendly Location: A highly sought Boonooroo Park location in Carrara close to 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.
- \* Rental return: approx. \$900 - \$950 per week



Opportunities like this are rare on the Gold Coast, especially in such a prime location. Whether you're looking to land bank, develop, or create a family haven, this property ticks all the boxes and offers a unique combination of space, quality, and untapped potential.



Don't miss out on this one-of-a-kind investment opportunity - a perfect blend of space, quality, and future potential!



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

<b>Property ID</b>	5G89F41
<b>Property Type</b>	House
<b>Including</b>	Pool Built-in-Robes

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94 ALISON ROAD, CARRARA

 3  2  2

Internal: 195m<sup>2</sup> | External: 61m<sup>2</sup> | Total: 256m<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.

