






105/456 Nerang Broadbeach Road, Carrara

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## SOLD BY ABBI KERR

Step into a lifestyle that blends comfort with community, and convenience. This charming 2-bedroom, 1-bathroom home is tucked away within the sought after Riverside Lifestyle Park, offering the perfect balance of privacy and social connection.

The village itself has a welcoming atmosphere, featuring a residents' club, a library, and multiple well-maintained BBQ areas. On warmer days, take a dip in the resort-style swimming pool or simply relax with friends. Sports fans will appreciate being just a five-minute walk to People First Stadium, while nature lovers can enjoy peaceful riverside strolls only metres from home.

Perfectly positioned, this property is only a short 15-minute drive from Surfers Paradise and Broadbeach. Everyday conveniences are close by too, with shopping centres, hospitals, golf courses, walking tracks, and the café culture of Emerald Lakes all within easy reach.

### Property Features

- Two spacious bedrooms with built-in wardrobes and plenty of natural light
- Updated bathroom with combined laundry

**FOR SALE**  
\$420,000

### AGENTS

Abbi Kerr  
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akerr@ljhg.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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**

- Open-plan kitchen with generous bench space
- Comfortable living , dining and a separate living/lounge room
- Ceiling Fans
- Undercover parking for 1 car

#### Rates & Fee's

With no council rates, no stamp duty, and no entry or exit fees, plus potential eligibility for Centrelink Rental Assistance, this is a smart, stress-free move.

- Water approximately \$79.00 per Quarter
- Site Fees on request
- Electricity subsidies may apply

Disclaimer: Virtual staging has been used in some photos.

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#### MORE DETAILS

Property ID	5HYSF41
Property Type	Retirement
Including	Pool
	Outdoor Entertaining

#### **Abbi Kerr 0415 732 002**

Sales Associate to Ewan Kerr | [akerr@ljhg.com.au](mailto:akerr@ljhg.com.au)

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

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