



107/456 Nerang Broadbeach Road, Carrara

2 🏠 1 🚿 1 🚗

## Low-Maintenance Home in Sought-After Over-50's Village

- \* INSPECTION BY APPOINTMENT ONLY

Step into a lifestyle that blends comfort, 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

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 \$350,000

### AGENTS

Abbi Kerr  
0415 732 002  
akerr@ljhg.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422



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

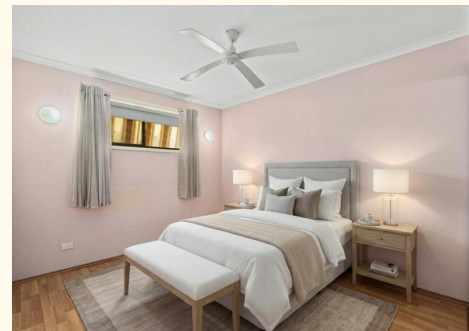
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

#### MORE DETAILS

Property ID                    5HU9F41  
 Property Type                Retirement

**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**  
 2-4 New Street, NERANG QLD 4211  
[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhg.com.au](mailto:nerang@ljhg.com.au)





107/456 NERANG-BROADBEACH ROAD, CARRARA



Internal: 77m<sup>2</sup> | External: 16m<sup>2</sup> | Total: 93m<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.

