







25/456 Nerang Broadbeach Road, Carrara

2 1 1

UNDER CONTRACT

INSPECTION BY APPOINTMENT ONLY

Position, outlook and opportunity - all in one.

Situated in the sought-after 1st Avenue within Riverside Lifestyle Park, this two-bedroom home enjoys a pleasant park outlook and a location that offers a relaxed and convenient lifestyle.

The home does require repairs, maintenance and updating, but for buyers prepared to roll up their sleeves, it presents an opportunity to secure a property in a highly desirable position and add value over time.

Inside, the home offers two spacious bedrooms with built-in wardrobes, an open-plan kitchen, living and dining area, plus an enclosed patio/sunroom providing additional living space.

Outside, the covered entertaining area provides a private spot to enjoy your morning coffee, relax with friends or simply take in the peaceful surroundings.

Property Features

FOR SALE
Please Call

AGENTS
Abbi Kerr
0415 732 002
akerr@ljhgc.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

· Sought-after 1st Avenue position

· Pleasant park outlook

· Two spacious bedrooms with built-in wardrobes

· Spacious Bathroom

· Open-plan kitchen with generous bench space

· Comfortable living and dining area

· Ceiling fans

· Enclosed patio/sunroom

· Covered outdoor entertaining area

· Garden shed

· Undercover parking for one car

· Property requires repairs, maintenance and updating

A Location Worth Securing

Riverside Lifestyle Park offers a welcoming over-50s community with a residents' club, library, BBQ areas and resort-style swimming pool.

With the river nearby, there are opportunities for peaceful walks and enjoying the outdoors. People First Stadium is approximately a five-minute walk away, making this an especially convenient location for those who enjoy sporting and entertainment events.

Surfers Paradise and Broadbeach are approximately 15 minutes away by car, with shopping centres, hospitals, golf courses, walking tracks and the cafés of Emerald Lakes also within easy reach.

Rates & Fees

· No council rates

· No stamp duty

· No entry or exit fees

· Potential eligibility for Centrelink Rental Assistance

· Water approximately $79 per quarter

· Site fees available on request

· Electricity subsidies may apply

· No pets

The Opportunity

This isn't a home being presented as move-in ready - it is an opportunity.

For buyers looking for a well-positioned property and willing to undertake the necessary repairs and improvements, the combination of 1st Avenue, a park outlook and proximity to the river makes this a property worth inspecting.

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Affordable, well positioned and ready for someone to bring it back to life.

Inspection by appointment only.

Disclaimer:
Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

MORE DETAILS

Property ID	5JBJF41
Property Type	Retirement
Including	Pool
	Outdoor Entertaining
	Built-in-Robes











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25/456 NERANG BROADBEACH ROAD, CARRARA

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Internal: 109m² I External: 61m² I Total: 170m²

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.

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