







53/456 Nerang Broadbeach Road, Carrara

A Riverside Lifestyle — Beautifully Positioned Just Steps from the Water

INSPECTION BY APPOINTMENT ONLY
Imagine enjoying a relaxed lifestyle where the river is just steps from your door. Beautifully positioned within the sought-after Riverside Home Park, this charming two-bedroom home offers an enviable location, a lovely outlook and the opportunity to enjoy everything this welcoming over-50s community has to offer.
The home is designed for comfortable, easy living, with two spacious bedrooms featuring built-in wardrobes and plenty of natural light. The open-plan kitchen, living and dining area provides a welcoming space to relax, while the enclosed patio/sunroom offers additional versatility. Step outside and enjoy the covered outdoor entertaining area, an ideal spot for your morning coffee, afternoon drinks or entertaining friends. With an infrared outdoor heater, this inviting space can be enjoyed even when the evenings are cooler.
Property Features

- Two spacious bedrooms with built-in wardrobes and plenty of natural light
- Modern bathroom with separate laundry
- Open-plan kitchen with generous bench space

2 1 2

FOR SALE
Offers Over $449,000

VIEW
By Appointment

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

- Comfortable living and dining area
- Split-system air conditioning and ceiling fans
- Enclosed patio/sunroom
- Covered outdoor entertaining area
- Infrared outdoor heater
- Three garden sheds providing excellent storage
- Undercover parking for two cars
- Beautifully positioned just steps from the water

Enjoy the Riverside Lifestyle

Riverside Lifestyle Park offers a friendly and welcoming community with a residents' club, library and multiple well-maintained BBQ areas. On warmer days, enjoy the resort-style swimming pool or catch up with friends and neighbours.

With the river so close, peaceful walks and the enjoyment of the outdoors are right on your doorstep. People First Stadium is also approximately a five-minute walk away.

The location offers excellent access to the wider Gold Coast, with Surfers Paradise and Broadbeach approximately 15 minutes away by car. Shopping centres, hospitals, golf courses, walking tracks and the café culture of Emerald Lakes are all 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

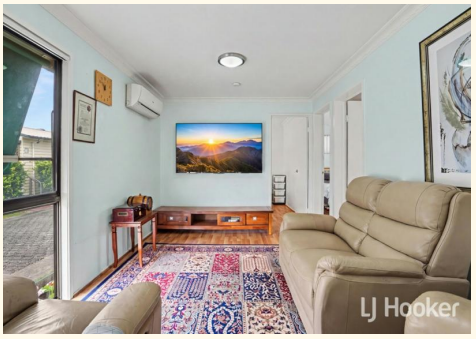
- Electricity subsidies may apply
- No pets

If you've been looking for a home where lifestyle and location come together, this beautifully positioned property offers the rare opportunity to enjoy riverside living with the water just steps away.

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.

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	5J8YF41
Property Type	Retirement
Including	Air Conditioning Courtyard Outdoor Entertaining

Abbi Kerr 0415 732 002
Sales Associate to Ewan Kerr | akerr@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422
2-4 New Street, NERANG QLD 4211
nerang.ljhooker.com.au | nerang@ljhgc.com.au

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Internal: 74m² I External: 54m² I Total: 128m²

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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