



74/456 Nerang Broadbeach Road, Carrara




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. Enjoy a prime position within the park, just steps from the pool, letterboxes, and the BBQ and communal areas.

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.

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FOR SALE

Offers Over \$460,000

VIEW

By Appointment

AGENTS

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AGENCY

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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**

Property Features:

- Two bedrooms with built-in wardrobes and plenty of natural light
- Modern bathroom with combined laundry (separate toilet)
- Open-plan kitchen with generous bench space
- Comfortable living and dining area with air conditioning and ceiling fans.
- Garden Shed
- Brand new deck/porch
- Undercover parking for 2 cars
- Freshly painted and with new Carpet
- Solar Hot Water

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: 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

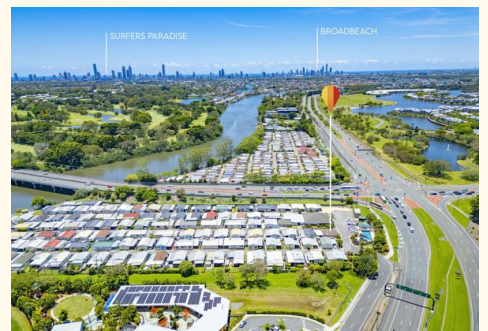
Property ID 5J4UF41
Property Type Retirement

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74/456 NERANG BROADBEACH ROAD, CARRARA



Internal: 66m² | External: 41m² | Total: 107m²

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.

