



17/1A Alison Road, Carrara

## Premium, Modern Townhouse Living... Secure Complex!!




This immaculate, contemporary townhouse offers a level of finish and functionality rarely seen... you can literally just move in and enjoy the easy, low maintenance lifestyle on offer!

With renovation costs forecast to significantly increase in the coming year, properties like this present genuine value, saving you the time, stress, and money of upgrading a property yourself.

No expense has been spared in the presentation of this standout property, combining high-quality finishes with a functional, well-considered layout.

Designed for comfort and practicality, the home features a true 2.5 bathroom layout (ensuite, main bathroom + powder room), generous proportions, and one of the larger, more private yards available.

The light-filled main living area showcases high ceilings, new hybrid flooring, and air-conditioning, perfectly integrating with the stunning, centrally located kitchen featuring stone benchtops; breakfast bar and quality finishes. A semi-converted garage provides valuable additional living space, ideal for growing families, a second lounge, or work-

3  2  1 

**FOR SALE**  
Offers Over \$900,000

**VIEW**  
By Appointment

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 **LJ Hooker**

from-home setup.

There is a seamless flow from indoors to the impressive covered alfresco area, perfect for relaxing with friends and family, with no rear neighbours for added privacy.

Set within a secure, gated, pet-friendly complex, you'll also enjoy resort-style facilities without the maintenance.

#### Key Features:

- " Modern and contemporary throughout —nothing to spend
- Main living area highlighted by raked ceilings, air-conditioning & new hybrid flooring
- 3 generous bedrooms with built-ins
- Master bedroom with ensuite & air-conditioning
- 2.5 bathrooms (ensuite, main + powder room)
- Modern, centrally located kitchen with stone benchtops
- Semi-converted garage offering additional living / flexible space
- " Large separate laundry
- " Impressive covered outdoor area —ideal for entertaining
- Fully fenced, private yard with no rear neighbour
- Single lock-up garage + additional parking space
- Secure, pet-friendly gated complex
- Resort-style pool & BBQ area
- Convenient location close to shops, schools & transport

Whether you're looking to move straight in and relax with nothing to do, invest, or secure a low-maintenance lifestyle, this is a standout opportunity in a sought after complex.

Strong recommendation: this is one you'll want to inspect.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

#### MORE DETAILS

Property ID	5HYDF41
Property Type	Townhouse
Including	Air Conditioning Outdoor Entertaining

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17/1A ALISON ROAD, CARRARA



Internal: 121m<sup>2</sup> | External: 45m<sup>2</sup> | Total: 166m<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.

