



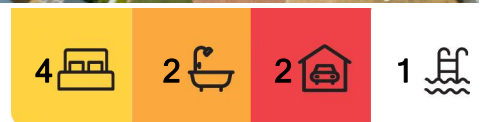
## Raby Bay, 13 Carling Court

### LOWSET RESIDENCE WITH 47 METER QUAYLINE

Privately positioned in a prestigious cul-de-sac, this luxurious waterfront residence offers a rare lifestyle of space, serenity, and sophistication. Set on a generous 889sqm block with an impressive 47.33m quay line and private pontoon, this beautifully designed home is a celebration of light-filled interiors, timeless features, and effortless entertaining.

From the moment you enter through the grand double doors, you're greeted by soaring 3.4m ceilings, polished porcelain tiles, and elegant column accents. The expansive open-plan layout flows seamlessly from a bespoke media room to the central living and dining zones, anchored by a cosy fireplace and gourmet Miele-appointed kitchen with stone benchtops, induction cooktop, and walk-in pantry.

The outdoor setting is equally striking - an entertainer's dream with a sparkling inground pool, oversized alfresco area, and peaceful canal views. The spacious master suite enjoys direct patio access, a luxurious ensuite, and timber flooring, while two further bedrooms



**For Sale**  
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**Ming Body**  
0418 297 978  
[mbody@ljhpropertycentre.com.au](mailto:mbody@ljhpropertycentre.com.au)



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**(07) 3286 2500**



share a beautifully styled family bathroom. A converted attic adds versatility as a guest retreat or children's escape.

Complete with air conditioning, ceiling fans, solar power, and a secure electric gate, this home blends style and substance in an unbeatable bayside location. A truly special opportunity that must be seen to be fully appreciated. Contact Ming Body today to arrange your private inspection.

At A Glance:

- \* 4 bedrooms, 2 bathroom luxurious waterfront home
- \* 47.33m Quay line and 9m pontoon on an 889sqm block
- \* Expansive outdoor area and undercover entertaining
- \* Sparkling inground swimming pool
- \* Enormous living/dining area
- \* Separate media room
- \* Big kitchen with quality Miele appliance and large pantry
- \* 3.4m ceilings throughout with ceiling fans and air conditioning
- \* 9.45 kw solar system
- \* Beautiful column features inside and out
- \* Additional attic space ideal for guests or kids' sleepovers

DISCLAIMER: In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients

More About this Property

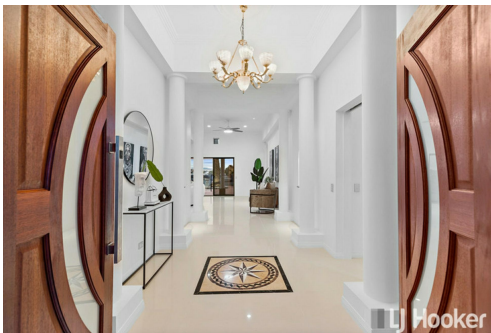
Property ID	BTEBF2S
Property Type	House
Land Area	889 m2
Including	Air Conditioning Pool Fully Fenced Solar Panels

Ming Body 0418 297 978  
Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

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13 Carling Court, Cleveland 4163  
TOTAL APPROX. FLOOR AREA 270 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.