

19 Murev Way, Carrara, Qld 4211

— **Coastal**

House For Sale

Friday, 1 December 2023

19 Murev Way, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1012 m2

Type: House



Grant Cassandra Stephens
0402888397

Auction

AUCTION Tuesday 19th December 2.30pm onsite Looking for something a bit different that could be ideal for extended family, a home office, entertaining and total privacy? This split-level home is ideal in many ways, but also great if you have extra family or work vehicles to park, or even that motorhome that won't fit. With extra vehicle parking at the front (room for 3-4 cars), single garage, rear access (via council laneway) for a larger vehicle, this home will solve many a parking dilemma. The flexible floorplan allows for either a third living area, or studio styled 4th bedroom upstairs. With inserting a wall and door, easily a large 4th bedroom can be created. The home also has:- A large 1,012m² block with access at the rear via council laneway.- Large entertaining deck with rain proof shade sail.- Covered barbeque pavilion poolside.- Split level with double storey wing that has a bedroom/living upstairs with enclosed veranda, and downstairs, a family room with laundry, bathroom and powder room.- The second floor is sturdy with a suspended slab ensuring quiet enjoyment of both levels.- Large lounge and dining near the kitchen - Entertainers kitchen with chocolate coloured granite benches, Westinghouse electric cooktop, tiled splashbacks and quality timber look cabinetry.- The kitchen also has stainless steel appliances including wall oven, Bosch dishwasher, Samsung fridge, Panasonic microwave all included.- Three other bedrooms with robes near the main bathroom and large linen cupboard- In-ground swimming pool with wind up pool blanket plus sauna by the pool.- Large garden shed, veggie gardens, water tank, solar panels, and solar hot water system.- Fully fenced yards with security gate.- Lush tropical gardens including fruit trees: Mango (Bowen and R2E2), Lemon, Lime, Mandarin and Grapefruit- Walk to enjoy the off-leash dog area, playground facilities and picnic area at the 5-hectare family park This home will be ideal for the family that needs extra room for living and for vehicle parking. Also, the rare access to the rear of the property makes for easier use of the entire block for vehicles.*** NOTE - ALL OFFERS PRESENTED PRIOR TO AUCTION ***Financials: - Council Rates: \$1,007.73 (per 6 months)- Water Rates: \$256 (quarterly)- Projected Rent: \$800 - 850 (weekly) Compliance: - Compliant Smoke Detectors fitted.- Safety Switch fitted.The Location - BOONOROO PARK 2 minute walk to Boonooroo Park 2 minute drive to the M-1 Pacific Motorway 2 minute drive to Carrara Community Centre and Boonooroo Oval (Alan Nielsen Park) 4 minute drive to The Australian International Islamic College and IGA Supermarket (Nerang) 4-8 minute drive to 4 local golf clubs and KDV, Heritage Bank Stadium and Carrara Indoor Sports Stadium 5 minute drive to Emmanuel College (pre-prep to year 12) 5 minute drive to Worongary State School (Primary Catchment) 7 minute drive to Woolworths Carrara and the Carrara Markets 8 minute drive to Nerang State High School (Senior catchment) 11 minute drive to Robina Town Centre 15 minute drive to Broadbeach, Pacific Fair, Star Casino and Kurrawa Beach and Burleigh Heads Carrara is located between Nerang and Broadbeach Waters, south of the Nerang River. Carrara is a long established area of the central Gold Coast with much historical significance. While many of the homes in Carrara are not waterfront, it is also the home of multi-million dollar acreage and riverfront lifestyle of Maryland Avenue, Lakeview Drive, Nerang Broadbeach Road and Riverbend Avenue. Just a few minutes to the well known Carrara markets and the Carrara stadium with the billion dollar Emerald Lakes development providing residents with 11 kms of pleasant walking tracks around a 37 hectare waterway and parkland. It is a very central location with the Pacific Highway accessed easily via the Nerang North exit and to Broadbeach with the shops, beach, casino, restaurants, cafes, clubs and bars only a 7 to 10 minute drive. Carrara lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 20 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.