

24/40 Murev Way, Carrara, Qld 4211



Unit For Sale

Wednesday, 24 January 2024

24/40 Murev Way, Carrara, Qld 4211

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Greg Parker
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Interest Above \$445,000

This well-presented 'move in ready – nothing to do' unit is your MASSIVE opportunity to beat the extreme Gold Coast rental rollercoaster cycle. Think about enjoying the grassy ground floor facilities from your covered balcony knowing you are very close to the pool and the tennis court - or great value, excellent return investment. Kids will love the flat front lawn and given this is an end of block unit you have privacy and usage of a HUGE side area. Hey, this is bigger ground acreage than some of the postage-stamp sized homes they build in the burbs! Except you aren't in the dreary, faraway burbs, you are centrally located in Carrara, the absolute 'bull's eye' suburb of the entire Gold Coast because you are ever so handy to EVERYTHING. Think schooling, shopping, bulk conveniences, transport (bus and rail), sporting & entertainment venues, eateries, beaches & golf courses. It's very, very hard to beat Carrara. And within Carrara, you will be securely housed within a quiet, gated complex which boasts great facilities including pool, spa, and tennis court. Plus, you have a flat, grassy ringside view of all. Moreover, you have a covered carport and literally oodles of visitor car parks. Your ground floor unit includes the following features, all of which can be economically upgraded to enhance the overall value of this well-located unit. Certainly, the location will accommodate a "modernisation" to add EXTRA VALUE. This unit will appeal to families, singles, investors, DIY improvers, and those wanting to downsize and/or avoid onerous gardening duties, whilst still having access to facilities. My suggestion: Study the photos I have included as well as the floorplan to ensure it suits your family configuration; then be at the Open Home because this property is one red-hot "Carolina Reaper" (world's hottest chilli). Features include:- Tiled, open plan living/dining + fan – leads to tiled covered deck- Compact kitchen- 2 bedrooms (tiled), both with built-ins- 2 bathrooms with separate toilet- Laundry (included in bathroom) - Adequate storage/cupboards- Gated community with additional protection of full security screened doors & windows- Covered balcony for BBQ's & entertainment - Massive, grassed front & side yards – ideal for kids & pets - Under cover parking for one + oodles of visitor parking Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.