

**4/40 Murev Way, Carrara, Qld 4211**



**Sold Apartment**

Saturday, 19 August 2023

4/40 Murev Way, Carrara, Qld 4211

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$420,000**

Two-Bed Ground Floor + Ensuite - Sought After Complex - Great Facilities - Opportunity to Enter Market & Add Value This is your opportunity to beat the extreme Gold Coast rental rollercoaster cycle. Yes, you can move in and enjoy the grassy ground floor facilities as you sit and watch the pool and the tennis court. Kids will love the flat front lawn and given this is an end of block unit you have privacy on one side, whilst the path leads straight to your back door. But I suspect you will want to add significant value and this unit has tremendous potential. Do come to my open home and you will see the opportunity here in spades. Okay, so where will you be located? Think Carrara, the absolute 'bulls 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 and its 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 plenty of visitor parking. 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. • Tiled, open plan living and dining – with A/C – leads to tiled covered deck • kitchen off dining area • 2 bedrooms (tiled), both with built-ins • 2 bathrooms with separate toilet • 1 Car park undercover and plenty of visitor parks • Laundry includes washing machine & dryer • Plenty of storage/cupboards 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 site plan to ensure it suits your family configuration; then be at the Open home because this will be a 'hot property'. 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.