

95/456 Nerang Broadbeach Road, Carrara, Qld 4211 

House For Sale

Tuesday, 11 June 2024

95/456 Nerang Broadbeach Road, Carrara, Qld 4211

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Alex Stefanovich

\$385,000

****Inspect by Appointment Only**** Discover a hidden gem on the Gold Coast! Unit 95, combines comfort and convenience within a secure and peaceful Residential Over 50's Community. Embrace tranquillity and privacy in this exclusive setting for your ultimate enjoyment. Nestled near the tranquil Nerang River, this property offers stunning views and easy access to a communal BBQ area. Located in the heart of the Gold Coast, you're just a 15-minute drive from Surfers Paradise and Broadbeach. Enjoy the convenience of nearby shopping centres, scenic riverside walking tracks, sporting facilities, golf courses, hospitals, and the vibrant cafes and restaurants of Emerald Lakes. This prime location truly caters to all your desires. ****Exceptional Features Await:**** - Start your mornings with sunshine and end your days gazing over the water views from your lounge or kitchen- Contemporary kitchen boasts ample storage, an electric cooktop, space for a large fridge and a stainless steel sink- Two bedrooms including built-in robes- The combined bathroom features a large shower, a separate toilet, a generous vanity unit and laundry- The covered carport accommodates one small vehicle- Additional features include a solar hot water service and a private annex/sunroom- Residents must be aged 50 or over, homeowners only (no mortgages or rentals), and pets are not allowed Experience the charm of this community, governed by The Queensland Manufactured Homes Legislation. Enjoy an economical over 50's park lifestyle with amenities such as a clubhouse, a refreshing swimming pool, three inviting BBQ areas, a library, and an active social club. It's a financially savvy choice with no council rates, stamp duty, and entry or exit fees. Eligible residents may also qualify for a Rental Assistance Rebate through Centrelink. Don't miss the chance to join this unique and thriving over 50's community. Contact us now to start your journey towards the delightful Riverside lifestyle that awaits you! Your dream home by the Nerang River is closer than you think. **Disclaimer:** The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.