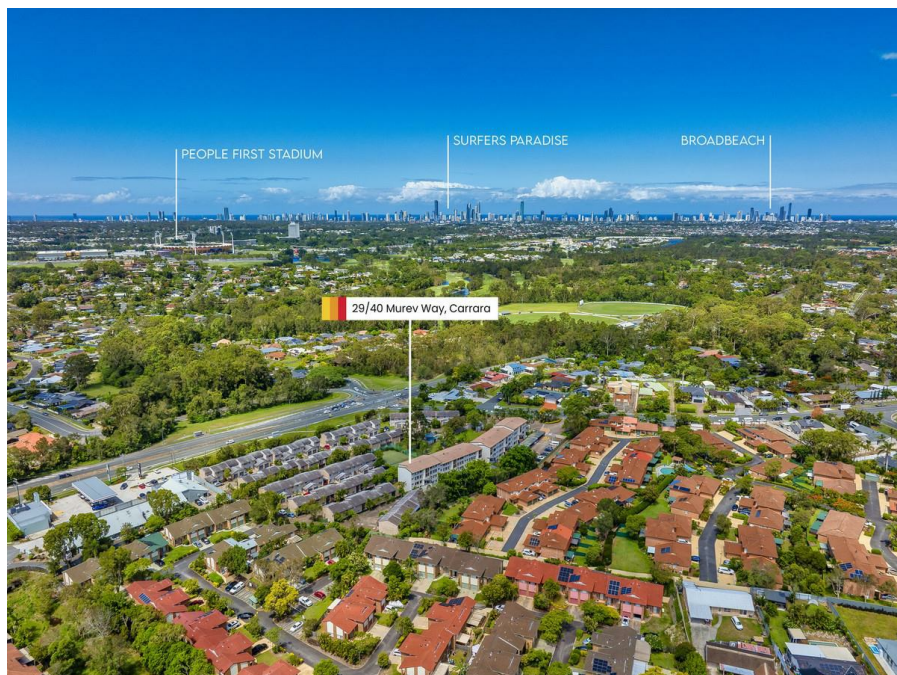


29/40 Murev Way, Carrara, QLD 4211

Under Contract

Apartment 2  2 



## VACANT...MOVE IN OR INVEST!

Located in a highly sought after location in the heart of Carrara, the security gated "Sunrise One" complex offers a pool and tennis court. With great potential to add value, this would be a perfect addition to any investment portfolio or a great opportunity for first home buyers to enter the property market.

### Open for Inspection

By Appointment.

- \* 2 good sized bedrooms with built-ins
- \* 2 bathrooms, master with updated ensuite
- \* Open plan living/dining
- \* Covered balcony
- \* Carport plus visitor parking
- \* Security gated
- \* Pool and tennis court

The property is vacant, however previously was leased at \$560 per week until the 03/08/2026, with the last rental increase completed on the 31/07/2025. In the current market our opinion is the property would achieve a weekly rent between \$600 and \$650 however no increases can be executed until 04/08/2026, at which time further comparative market information would need to be evaluated to determine the market rent.

Conveniently located close to shops, restaurants, M1, public transport, resort golf courses, Heritage Bank Stadium (formerly Metricon Stadium), Emmanuel College and Emerald Lakes precinct. Short drive to the beaches, the hinterland and major shopping centres like Robina Town Centre and Pacific Fair. Approximately 45 minutes to Brisbane airport and 25 minutes to Coolangatta.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

### Listed By

Shane Colquhoun  
Phone: (07) 5578 1744  
Mobile: 0414 255 465

Shane Colquhoun  
Phone: (07) 5578 1744  
Mobile: 0414 255 465

