



**SOLD**

**THE HILLS LIFESTYLE WITH A LARGE HOME,  
SWIMMING POOL AND MUCH MORE!**

**COMFORTABLE CARAWATHA!**

This will be the more desirable property in this price range on the market in Mount Nasura in 2025!

If you are looking for a large home that can fit your entire family and have room for guests this property could be the one for you!

Situated in an elevated position in the desirable suburb of Mount Nasura you will feel connected to the hills with the amazing views from the moment you head towards this property and even more so when you arrive!

**40 Carawatha Avenue features:**

- 4 bedrooms
- 2 bathrooms + 2 toilets
- Low maintenance back yard
- Swimming pool
- Three levels
- HUGE 688 sqm land size

**The ground floor includes:**

- HUGE kitchen with:
  - plenty of bench space and storage
  - built in pantry
  - quality appliances including a NEW oven, gas cooktop and rangehood
  - microwave space
  - large fridge space
  - movable breakfast bar
  - split system air conditioner

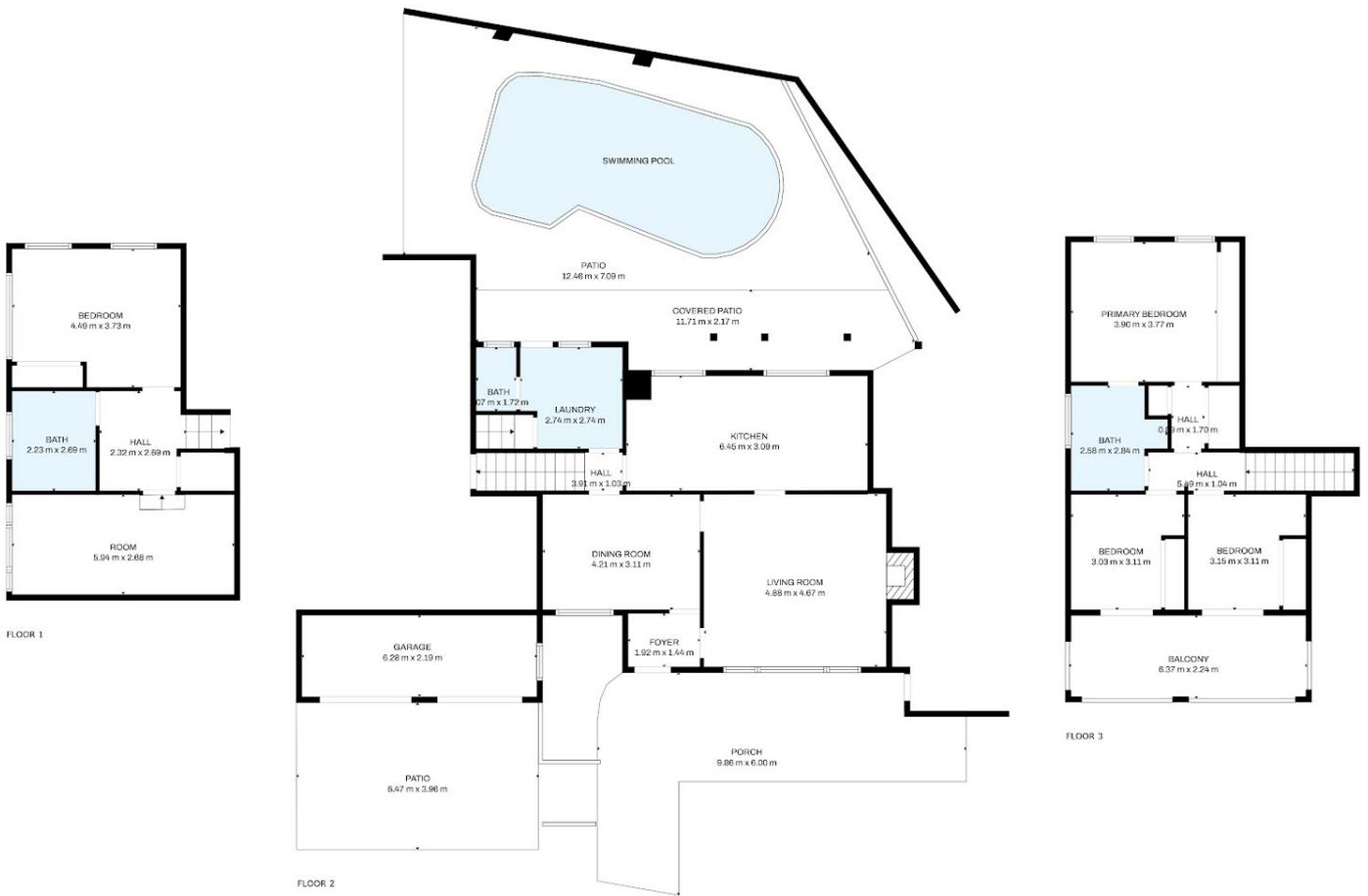
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$800,000

**OPEN FOR INSPECTION:**  
N/A



**Damien Ethell**  
**0459161888**  
damien@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**TOTAL: 177 m2**  
 FLOOR 1: 48 m2, FLOOR 2: 76 m2, FLOOR 3: 53 m2  
 EXCLUDED AREAS: LOW CEILING: 1 m2, COVERED PATIO: 22 m2, PATIO: 71 m2,  
 PORCH: 33 m2, GARAGE: 14 m2, FIREPLACE: 1 m2,  
 BALCONY: 14 m2  
 WALLS: 22 m2

40 Carawatha Av Mount Nasura MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.