

# 10 Cambridge Court, Carrara, Qld 4211



## House For Sale

Monday, 17 June 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 624 m2**

**Type: House**



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## Interest Above \$1,000,000

The first sign of you meeting an absolutely charming 3 bed family home is the picture perfect, white picket-fence. Enter & you will find 'oodles' of features which make this an impressive 'I must see this' single level property; & particularly so, if you want your family based within a 5-minute drive to literally every facility & convenience (including schools) you might desire. You are literally based in the 'bulls eye' suburb of the beautiful Gold Coast. In addition to an unbeatable location, you can add a brilliant modernisation by my savvy vendor. When you do inspect, check the open plan living with its bay window & the fabulous kitchen leading to that full length covered, outdoor alfresco living area. Then, gaze over the 2 levels in the fully enclosed back yard; there's plenty of optionality in the bottom deck to add monstrous value to this home. Think home office, man cave, extra living quarters etc The 3 bedrooms have new carpets & good built-in space. Yes, there is one bathroom, but what a stunner with its full-length frameless glass double shower & all modern fixtures. Actually, check my photos & floor plan - they will immediately alert you as to why you need to check this one out...and do so quickly, as I expect interest to be strong. Features include:- 624m fully usable block in a quiet, secure, no through fare street - Backs onto the large, quiet & well-maintained Reserve- Public Bus service - just 200m - connects Nerang Train station to Pacific Fair- Tandem car port with access to back yard - fit 3-4 cars off street- Optionality aplenty incl Dbl Carport & Sep office/mancave etc at rear- Fully renovated single level brick & tile home in modern white thematic- 3 Bedrooms, 1 Bath (but wait till you see it!)- Open plan living & dining, bay window, AC unit & timber flooring thematic- AC unit keeps entire home cool year round- Beautiful kitchen with great bench/cupboard/drawer space- Dishwasher & handy breakfast nook - Sep WC & sep laundry leading to deck- Massive 12.3m x 2.8m covered alfresco area overlooking backyard to attractive parkland- Full Crimsafe screens & doors ensures peace of mind- Downlights throughout- Roof recently repointed & painted - 10-year guarantee- Quality steel shed in back yard- Extremely neat, tidy, attractive & yet low-maintenance front & rear gardens- Ideally located in central Carrara close to everything (including schools)

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.