

1002/1 The Cove Crescent, Carrara, Qld 4211

Townhouse For Sale

Wednesday, 17 January 2024



1002/1 The Cove Crescent, Carrara, Qld 4211

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Matt Hughes
0755922706



James Manoussakis
0755922706

Auction

Ground floor units are a rare find and consistently sought after. Seize the moment as these opportunities are fleeting. Presenting your chance to reside in 'The Cove Emerald Lakes Estate,' an exclusive complex highly coveted by many but attainable by only a select few. Nestled in the heart of Carrara, 'The Cove Estate' is celebrated for its serene ambiance and strong sense of community, often regarded as a hidden gem. Enjoy a tranquil lifestyle or engage in the vibrant social scene and community events that define The Cove. This residence, with its sought-after Northern orientation and expansive windows, bathes the interiors in natural light, creating an inviting and comfortable atmosphere. Ideal for those seeking hassle-free living in a secure gated complex at the heart of the Gold Coast. Rest easy knowing that your home is secure, allowing you the freedom to travel without concern. Fortify your peace of mind with a lockable front gate and a Crimsafe front door, offering 'Fort Knox' level security. Alternatively, indulge in the complex's amenities, transforming your daily life into a perpetual holiday - a true 'Staycation.' This property will be available at auction, possibly sooner. Don't miss the chance to inspect.

Property Highlights:- Two generously sized bedrooms with built-ins (walk-in closet in master)- Ensuite with a spacious main bathroom equipped with a bathtub- 1 x spacious garage, plus 1 x undercover car park adjacent to the garage- Split system air conditioning in the living room and master bed- New Stainless steel appliances (oven, dishwasher & range hood brand new) plus gas cooktop- Open plan living and dining areas- Private newly landscaped rear gardens-

Rental Appraisal: \$630 - \$680 per week- **Community Amenities:-** Private and secure gated complex with CCTV- Lakeview featuring a private sandy beach- 20m resort-style pool (heated in winter for year-round enjoyment)- Gymnasium- BBQ area- Recreational Room- Ample visitor parking throughout the complex- Pet-friendly (subject to Body Corporate approval)- Over 11 kilometres of lakeside walking tracks- Proximity to Heritage Bank Stadium, four nearby golf courses, and public transport.

FAQ's
Rental Appraisal: \$650 - \$700
Council Rates: \$2,080.32 P.A approx
Water Rates: \$403.13 P.A approx
Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.