

105 Witt Avenue, Carrara, Qld 4211

— **Coastal**

Sold House

Thursday, 12 October 2023

105 Witt Avenue, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 787 m2

Type: House



Grant Cassandra Stephens
0402888397

Contact agent

ONE OF THE LAST AFFORDABLE WATERFRONTS, GOING...GOING....With very few waterfront homes even on the market, affordable ones are becoming extremely rare indeed! This great, livable and single level abode is not going to last - so secure one of the very last affordable waterfront opportunities this Saturday at 2:30pm. Auction Terms: 5-10% deposit (Payable 2 business days from auction) Settlement 30-120 days NOTE - Please bring identification or advise if you or your partner cannot be present to bid on the day If you are in the market for a home that has some extra wide water views and lots of homely ambience, then 105 Witt Ave could well suit you. Firstly, you get to enjoy a beautiful water views, boat ramp, boating 200m to Main River (no bridges), extra vehicle parking off street and a great in-ground pool that is in full sun all day. • Master bedroom with ensuite, walk in robe, sliding door to the alfresco and water views • Modern kitchen with stone benches, electric cooktop, stainless steel dishwasher, double sink, ample cabinetry and natural light • Large family room and separate lounge room, both opening to the alfresco with water views • Large main bathroom with dual access and a separate toilet • Awesome entertaining deck with covered alfresco • In-ground swimming pool, with fencing and shade sail • Ceiling fans • Fully fenced yards • Garden shed • Boat ramp • Double garage with internal access and room for extra vehicles off street • Separate laundry • Totally private and secure yards, ideal for pets and children to enjoy Financials: • Council rates: Approx \$1,359.83 per half year • Water rates: Approx \$272.96 per quarter • Projected rental return: \$950 - \$1,000 pwk This is a great location for families, boat lovers, golfers, investors and couples - so don't miss out - view today! Carrara is located between Nerang and Broadbeach Waters, south of the Nerang River. Carrara is a long established area of the central Gold Coast with much historical significance. While many of the homes in Carrara are not waterfront, it is also the home of multi-million dollar acreage and riverfront lifestyle of Maryland Avenue, Lakeview Drive, Nerang Broadbeach Road and Riverbend Avenue. Just a few minutes to the well known Carrara markets and the Carrara stadium with the billion dollar Emerald Lakes development providing residents with 11 kms of pleasant walking tracks around a 37 hectare waterway and parkland. It is a very central location with the Pacific Highway accessed easily via the Nerang North exit and to Broadbeach with the shops, beach, casino, restaurants, cafes, clubs and bars only a 7 to 10 minute drive. Carrara lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 20 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity. Riverpark Estate: With this 350 home river estate being developed in the 1980's along the Main River, boat lovers will like the bridge free access and deep water moorings. The estate has a village feel and friendly neighbors, so an easy lifestyle is assured. Walk to Emmanuel College and Josiah College Walk to Carrara Markets, Woolworths Shopping Centre, Heritage Bank Stadium, KDV Sporting Complex, Emerald Lakes Golf Course and Club, Royal Pines Resort, Double Barrel Restaurant and Andrew Baildons Superfish Swim Centre Drive to Pacific Fair, Broadbeach, Star Casino and the beach within 10-12 minutes Drive to Robina Town Centre in 15 minutes 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.