

**1054/1 The Cove Crescent, Carrara, Qld 4211**



**Sold House**

Friday, 29 September 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 172 m2**

**Type: House**

**\$770,000**

'The Cove Estate' is highly regarded for its tranquillity and sense of community all whilst being nestled right in the heart of the Gold Coast, some say it's a hidden gem! Relish a peaceful way of life or immerse yourself amongst the friendly community and social events The Cove can provide. Feel totally at ease knowing that you can lock up and travel the world without worry, a gated complex with lockable front gate and crimsafe front door provide 'fort knox' security. Then again, the complex facilities might see you enjoy the home life better and make you feel like you're on a never ending holiday. Let's call it a 'Staycation'! The unit appeals to those looking for a blue chip investment, low maintenance living and a lifestyle envied by all! Notable property features include:

- 2 generously sized bedrooms with built-ins (walk-in to master)
- Large study (potential to convert to 3rd bedroom)
- Ensuite and large main bathroom equipped with bathtub
- Secure garage car parking for one vehicle
- Split system Air Conditioning in living room
- Stainless steel appliances + gas cooking
- Open plan living & dining
- Private and tranquil balcony
- 12 panel solar system (approx 3.5kw)
- Rental Appraisal: \$650 - \$700/week

Complex Amenities:

- Private and secure gated complex with CCTV
- Lakeview with private sandy beach
- 20m resort style pool (heated in winter to enjoy all year round)
- Gymnasium
- BBQ Area
- Recreational Room
- Abundant visitor parking throughout complex
- Pet friendly (upon application to the Body Corporate)
- Over 11ks of lakeside walking tracks
- Close proximity to Metricon Stadium, 4 Nearby golf courses + Public transport

Outgoings:

Council Rates: Approx. \$1,040.16 per half year

Water Rates: Approx. \$348.82 per quarter

Body Corporate: Approx. \$148.92 per week

Sinking fund: \$885,817.92 as at 27-09-2023

Carrara is ideally located to all Gold Coast facilities with the M1 minutes away, main shopping centres like Pacific Fair and Robina within 10 minutes as are the beautiful world class beaches of Broadbeach and Surfers Paradise. The highly regarded Emmanuel College is only 1.9km away and the area also offers a range kindies and public schools that are all within 10 minutes of The Cove. You will also find a range of essential shopping like Woolworths & Coles supermarkets, local restaurants and takeaways all within just a few minutes.

Disclaimer: 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.