

# 113 Alison Road, Carrara, Qld 4211



## House For Sale

Friday, 8 March 2024

113 Alison Road, Carrara, Qld 4211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1253 m2**

**Type: House**



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## Auction

Are you on the hunt for the perfect slice of paradise right here on the Gold Coast? Look no further because your dream location has just hit the market! Nestled on the prestigious loop end of Alison Road, this property is a rare gem in Carrara. With a sprawling 1253m<sup>2</sup> of flat land, 113 Alison Road offers unparalleled potential to create your dream home or even explore the possibility of building two homes - the choice is yours! This property has been a cherished part of a family legacy for over 30 years, and now it's ready for its next chapter. Whether you're envisioning a meticulous renovation to restore its former glory or a brand-new build to bring your dream home to life, this blank canvas awaits your personal touch.

**Home Features:**- 4 Bedrooms, all with built-in wardrobes- 2 Bathrooms- Spacious updated kitchen- Elegant cathedral ceilings- Expansive covered outdoor entertaining area- Large air conditioning unit in the living room- Double car garage- 1253m<sup>2</sup> of flat, usable land- Impressive 28 meters of street frontage

**Financials:**• Council rates (approx) \$TBC per 6 months• Water rates (approx) \$TBC per quarter

**Rental appraisal:** Approx \$900 to \$1000pwk (with some basic renovations)

**Location Highlights:**Carrara's Boonooroo Park, offers the perfect blend of tranquility and convenience. Just minutes away from the renowned Carrara Markets and Carrara Stadium, this area is also home to the billion-dollar Emerald Lakes development. Residents can enjoy leisurely strolls along 11 kilometers of scenic walking tracks surrounding a 37-hectare waterway and parkland. With easy access to the Pacific Highway via the Nerang North exit, Carrara ensures seamless connectivity to all the attractions of the Gold Coast. From the vibrant hub of Broadbeach, with its pristine beaches, iconic casino, and diverse culinary scene, to the excitement of theme parks just a short drive north, every day promises a new adventure. Golf enthusiasts will delight in the proximity to a choice of 13 international golf courses, while beach lovers can soak up the sun on some of the finest beaches Australia has to offer - all within a 15-minute drive from this prime location. Don't miss out on the opportunity to make this dream property your own and experience the best of what the Gold Coast has to offer. Contact us today to arrange a viewing and take the first step towards turning your real estate dreams into reality!

**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.