

# 119 Alison Road, Carrara, Qld 4211

## House For Sale

Tuesday, 21 May 2024

119 Alison Road, Carrara, Qld 4211

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 5**

**Area: 1322 m2**

**Type: House**



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## Auction

Enjoy room to move and groove with this amazing family abode in Carrara! With a separate studio, five spacious bedrooms, four bathrooms and five car garaging, alfresco entertaining and a gorgeous 11m lap pool, this home oozes personality and delightful intrigue. So, for the family, this home will be at the top of your list! Set in the sought after enclave of Alison Road, within Boonooroo Park Estate, close to Emmanuel College, Emerald Lakes and only fifteen minutes to Broadbeach. With such a large allotment (being almost a third of an acre) on offer. Make sure you don't miss out, as many blocks this size are being sub-divided. Masterfully renovated with a growing family in mind, each space has been artfully curated and exudes modern living with tasteful charm. This home gives a nod to heritage and history of the area whilst still exuding functionality and contemporary luxurious living. NOTE: As the property is going to auction, we cannot give a price estimate or range, so please either view the property and make an offer or ask for our Recent Sales Report. Some of our favourite features are:

**DOWNSTAIRS:** - Gourmet lovers kitchen with movable island bench, Butlers pantry, Fisher & Paykel electric oven and gas cooktop, servery to alfresco and diner seating - Great Guest Pavilion that could also be an office, studio or potentially extra income (STCA) with bathroom and kitchen - 11m fully fenced lap pool with adjacent fire pit area and trampoline - Beautiful Master suite with antique entry doors (post office from 1890), sunny covered patio, designer ensuite with quality cabinetry to the walk in robe and shower with atrium window - Enormous Entertaining Alfresco with timber decking - Clever study nook with natural light - Separate laundry with pet door - Antique tiles to entry foyer - Main Living room leading out to the alfresco - Separate Lounge room (known as the "Whiskey Room") - Double lock up garage with in-roof storage, plus a double and single lock up carports - Fully fenced yards (back and front) - Established gardens and mature trees

**UPSTAIRS:** - Polished hardwood floors - Main bathroom and separate toilet - Four double bedrooms and one King-sized bedroom (or living) plus an ensuited bedroom with walk in robe - Walk in linen closet with original round stain glass window

**GENERAL FEATURES:** - Salt water Pool (Magnesium) - 5kW solar with 20 panels - Electric hot water - Aussie Broadband used by the owners - Intercom and pin code entry gates and doors - Gas supply - Bottle gas - 5,000 lt water tank - Inground trampoline included - Fire pit included - Fully ducted and zoned digital control air conditioning throughout

**FINANCIALS:** - Council Rates: \$1207 per 6 months - Projected Rental income of \$1600pwk

Please put 119 Alison Road at the top of your list, this not only a rare offering, but a beautiful lifestyle waiting for your family!

**LOCATION:** Emmanuel College (5 minute drive or 20 minute walk) Emerald Lakes Golf Club or Village (6 minute drive or 22 minute walk) All Saints Anglican School (11 minute drive) St Vincent's Primary School (8 minute drive) Broadbeach Beach (15-17 minute drive) Pacific Motorway (5 minute drive) Gold Coast Airport (32 minutes drive)

This gorgeous, renovated home is totally rare and an opportunity too good to miss. 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.

**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 dis-claim 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. 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.