

# 12 Burcott Court, Carrara, Qld 4211



## House For Sale

Thursday, 18 April 2024

12 Burcott Court, Carrara, Qld 4211

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 6**

**Type: House**



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## Auction

Experience the epitome of Gold Coast living at 12 Burcott Court Carrara, nestled in the serene beauty of Boonooroo Park. This immaculate property has left no stone unturned in luxury and convenience as it's been freshly renovated, with the addition of a top level, to take in the beautiful Gold Coast skyline and our amazing Mountain views. This property is situated in the heart of Carrara, where local cafes, restaurants and Emerald Lakes village is only a stroll away. You will fall in love with all the natural light this home has to offer, from high vaulted ceilings courtesy of 4 modern skylights to Glass sliding doors which opens up to kwila timber decks overlooking a great sized backyard perfect for entertaining. The home will offer you 5 large bedrooms, 4-bathroom, 2 luxurious living areas, 2 kitchens AND 6 car spaces including a double car garage at the back making this the ideal home for a large family, multi-generational families looking to live freely or even perfect as a blue chip investment. The property sits on a 749m<sup>2</sup> block, secure front fenced with a double carport plus enjoy the convenience of side access to a massive double shed and another double carport perfect for your valuables.

Downstairs:- Master Suite with built-in wardrobe and an ensuite with floor to ceiling tiles, double basin vanity and frameless rainfall shower- Stylish new kitchen, with an island bench, Calcutta stone bench top, Stainless steel appliances and an array of natural light,- Kwila timber deck overlooking a lush garden, perfect for entertaining. Upstairs:- 3 large bedrooms with built-in wardrobes- 2 bathrooms with floor to ceiling tiles,- Pitched ceilings- 4 sky lights- Large living area- Stylish and new kitchen with island bench and Calcuttastone bench top which opens up to a bi-fold window- Large kwila timber deck looking over a picturesque Gold Coast skyline, perfect for year round entertaining. Financials:- Council rates (approx) \$1,092 per half year- Water rates (approx) \$601 per quarter (2x families)- Rental appraisal (approx) \$1,500 to \$1,600pwk Positioned in a highly sought out area, this property offers an endless number of opportunities from moving straight in, renting it out, listing it on AirBnB, adding in a pool or making it a home business with its ease of access to the M1. Locations:- Carrara Markets- Heritage Bank Stadium (prev. known as Metricon)- Emerald Lakes walking tracks, water way and parkland- Emerald Lakes golf course,- Emmanuel College,- Robina Shopping Centre is 6kms away- Gold coast sports and leisure centre,- Benowa gardens 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.