

**17/136 Palm Meadows Drive, Carrara, Qld 4211**



**Sold House**

Wednesday, 20 September 2023

17/136 Palm Meadows Drive, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 190 m2**

**Type: House**



Matt Micallef

0755944424

**\$930,000**

Nestled within the secure confines of "The Avenues on Palm Meadows Drive", a gated community, this exquisite 3 bedroom, 2 bathroom townhouse offers the perfect blend of modern comfort, security and style. With meticulous attention to detail and a host of premium features, this property is truly a hidden gem. Upon arrival, you'll appreciate the fully fenced property with quality security screens enveloping the premises, ensuring your peace of mind and utmost privacy. Additionally, the fully lockable access gate adds an extra layer of security to your home. The open plan kitchen, dining and living areas create a welcoming and spacious environment for family gatherings and entertaining. The kitchen is a chef's delight, featuring a breakfast bar with a beautiful stone benchtop, gas cooking and all necessary appliances. Combined with plenty of pantry space, and ample cupboard storage, ensuring that every culinary need is met. Some of the standout features are:

- \* Two living areas creating the perfect spaces for both entertaining and relaxing
- \* Open plan kitchen, dining and living
- \* Tiled living areas and carpeted bedrooms
- \* Convenient downstairs powder room
- \* Gas cooking and all the necessary appliances including a dishwasher
- \* Stylish breakfast bar with beautiful waterfall stone benchtop
- \* Ample pantry and cupboard space
- \* Double sliding doors in living space open to covered main outdoor area
- \* Inviting wooden decking at the entertaining areas
- \* Master bedroom downstairs with walk-in robe and ensuite, leading to a second covered outdoor area via sliding doors
- \* Two additional spacious bedrooms upstairs with built-in wardrobes
- \* Air conditioning in open plan living area and upstairs bedroom
- \* Ceiling fans throughout
- \* Abundant storage space
- \* Well-appointed main bathroom upstairs with skylight
- \* Wooden plantation shutters all around
- \* High ceilings both upstairs and down
- \* Low-maintenance lifestyle
- \* Gated community for enhanced security
- \* Fully fenced property with quality screens and lockable side access gate

Body Corporate is approx \$102.12pw. "The Avenues" is a quiet well maintained gated community featuring:

- \* Plenty of visitor car parking available
- \* 2 resort style pools at each end of the complex with spa
- \* Gym, BBQ area and kitchen facilities
- \* Community room for functions

Palm Meadows Drive is home to the world re-known Palm Meadows Golf Course and Mercure Resort. A quiet area to take in the relaxing surroundings, a hit of golf either on the course or driving range. The Gold Coast's two major shopping centres are minutes drive along with schools, beach, and access to the M1 Motorway. Submit an enquiry now to receive a copy of the Diligence Pack for this property or contact The Micallef Team on 0410 503 518 for further information today!

**Disclaimer:** In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.