

23 Gregory Drive, Carrara, Qld 4211

— **Coastal**

House For Sale

Tuesday, 21 May 2024

23 Gregory Drive, Carrara, Qld 4211

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 758 m2

Type: House



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Auction

AUCTION IN ROOMS WEDNESDAY 26th JUNE 11:00am, Level 1, 16 Queensland Ave Broadbeach Aesthetics are always desirable in a modern home, but a true family home must also have some critical elements to allow for functionality such as space, storage, ideal layout, multiple living areas, technology and of course quality. With five large bedrooms, four bathrooms, exceptional kitchen and butler's pantry, huge waterside entertaining plus multi-purpose room, this home has it all for the growing family! Only meters to Main River, close to schools, shopping, golf courses and only 12 minutes to Broadbeach - this is a location worth calling home. Design and space for the family make easy living and entertaining a breeze. 23 Gregory Drive will surpass on all fronts as it features:- Constructed by renown local builder Chris Symons in 2022- Builders Warranty (approx up to 4 years remains) - 75m² waterfront covered and tiled alfresco with Matador BBQ and Matador drinks fridge - Jetty, boat ramp with winch and waterfront fire-pit and mini golf green - Incredibly beautiful designer kitchen with high end Electrolux induction cooktop, dual wall ovens, dishwasher, rangehood and under cabinet lighting. - Additionally, the true star of the show is the Quantum Quartz from Australia and the co-star - the super-spacious butler's pantry with great storage and quality finishes - Wine room (wine not included)- A "Mud Room" ideal for stashing the kids school bags, shoes, umbrellas, rain jackets and so on - Two large downstairs bedrooms - one with ensuite, the other serviced by the impressive main bathroom - The "Sitting Room" has its own fireplace and is perfectly located to be the "getaway" room away from the rest of the home. Ideal for wine and cheese whilst indulging in an intriguing novel or a game of chess. This room also has potential 6th bedroom if desired. - The downstairs Media/rumpus room is large enough if required, to be subdivided. Having such a lavish space is ideal for a billiard room, children's rumpus, media room extra.- Large office - The main Family Room encompasses the kitchen, meals area and connects to both the waterfront alfresco and the beautiful pool area. With distinctive wall panelling, hybrid timber floors, high ceilings and luxury window furnishings, your first impression is secure. - Northern swimming poolside entertaining area with entry arbour, tropical gardens, stone feature walls and the polished concrete is a rare but welcome indulgence - Oversized carport and parking area plus storage - Large laundry with walk in storage room and shelving- Smart Home technology with lighting, CCTV system, air-conditioning, lighting and more all automated and remote accessible via smart phone devices via an app - Video intercom system (remote access) UPSTAIRS: - The staircase itself is a beautiful and central feature with vertical timber panelling and backlit handrail - The Master suite will make you retire early as it's a space that is all yours, with its large private balcony (skyline views), walk in robe and luxurious ensuite plus enough extra bedroom area for a large couch - The two oversized guest bedrooms upstairs with feature panelling, also have walk in robes and share the classy designer bathroom complete with Bluetooth mirrors to play some tunes whilst getting ready in the morning - the kids will love this! - Huge walk-in linen closet - The opportunity here is rare, most desirable and obvious value for money!- Everywhere you turn in this masterpiece, you will discover more unique features and pleasant surprises. Book your inspection today! LOCATION - Close to the locally loved Emerald Lakes - 600m - Woolworths Shopping Centre - 560m - Emerald Lakes Golf Club - 950m- Emmanuel College - 1.7km - Broadbeach (Casino/Beach/Pacific Fair) - 4.5km - The Pacific Motorway (M1) - 4.6km - Gold Coast Airport - 29km FINANCIALS:- Council Rates: \$1,647.55 per 6 months- Rental Appraisal: \$2,500 per week 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. Garden Grove consists mainly of north facing riverfront blocks in excess of 1,200m². 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. Riverpark shares a border with Broadbeach Waters and is a quiet secluded pocket of Carrara located to the south of the Nerang River. The Riverpark area consists mainly of canal and main river homes with most river homes enjoying a north or east aspect to the river. The typical block size is around 700 sqm with many in excess of 1,200 sqm. There are no bridges to the main river from Riverpark and dependent upon the size of your boat, the Broadwater can be reached in under 20 minutes making it a popular spot for boaties. Just a few minutes to the well known Carrara markets and the Metricon stadium with the billion dollar Emerald Lakes development providing

residents with 11 km 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. Riverpark suits families who love being close to everything!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