

3063 Quay South Drive, Carrara, Qld 4211



Sold Townhouse

Saturday, 23 September 2023

3063 Quay South Drive, Carrara, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 226 m2

Type: Townhouse



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\$1,350,000

This immaculate villa is perfectly situated on the water in the secluded Quay South enclave of the Emerald Lakes Village. The contemporary home boasts 3 Bedrooms, a new state-of-the-art kitchen with Smeg appliances, an oversized master retreat with a private balcony, 2.5 bathrooms, and a double (side by side) lockup garage. Privacy, luxury, and ease of living are key aspects and, with no detail overlooked, this home is sure to impress. The modern, coastal open plan living space opens out through double glass sliding doors onto a beautiful, tranquil garden capturing stunning views of the lake and direct, private access to the 13km walking tracks surrounding Emerald Lakes. Multiple outdoor spaces are perfect for entertaining and the outlook and position, directly opposite the nature reserve, uniquely allows for plenty of serenity, natural light, and fresh air. The Villa features high-quality fixtures and finishes including all new Smeg appliances, stone bench-tops, modern tiles, bamboo flooring and split-system ducted air-conditioning. The luxurious, oversized main-bedroom retreat features a living space, kitchenette, walk-in-wardrobe, large ensuite with spa bath, and a private balcony with gorgeous water views. Conveniently situated in the centre of the exclusive Quay South enclave in Emerald Lakes, minutes from the M1 motorway and only a 10-minute drive to Broadbeach, Pacific Fair, Robina Town Centre, elite schools, and the beach. Additionally, the property provides private access to a community area, BBQ facilities, and a large, recently renovated, outdoor pool. The cafes, restaurants, atmosphere, and facilities of this truly unique village are at your doorstep! Villas in this area and of this quality don't come to market very often, so don't miss this amazing opportunity! Features include:

- Privacy and security with alarm system, Crim-Safe front door, intercom and keypad doorlock
- Stylish state-of-the-art kitchen with stone benchtops, plenty of storage and quality, stainless steel Smeg appliances including gas stove and double sink
- Large entryway with hard-wearing bamboo floors, beautiful staircase, and high ceilings
- Large windows and sliding doors all with new blinds (electric blinds in the master bedroom)
- Generous open plan living and dining areas that seamlessly transitions to the external areas
- A large outdoor courtyard and tranquil, easy-to-maintain garden
- Private rear access to the surrounding walkways and jetty
- Stunning views of the lake and adjacent nature reserve seen from many aspects of the home
- Oversized main-bedroom retreat featuring a living space, kitchenette, walk-in-wardrobe, large ensuite with spa bath, and a private balcony with gorgeous water views
- Great sized second and third bedrooms complete with mirrored wardrobes
- Large guest bathroom with bath and shower on the second floor as well as a powder room on the ground floor
- Plenty of well-designed storage and high ceilings throughout
- Good-sized laundry with ample storage, and internal vacuum-maid ports
- Split system, new ducted air-conditioning and ceiling fans in each room
- Generous, side-by-side double lock-up garage with room for storage
- Direct access to the community facilities, lap pool, barbeques, and community area
- Located in a rare lakefront community surrounded by 37 hectares of pristine lakes, 13 kilometres of walking/bike tracks, and an 18-hole golf course and club

Connectivity/Points of interest:

- Emerald Lakes Golf Club - 1.3km
- Lakelands Golf Club - 3.8km
- Palm Meadows Golf Club - 4.1km
- Heritage Bank Stadium - 2.1km
- Birmingham Road Bus Stop - 500m
- Carrara Woolworths - 2.5km
- Carrara Markets - 2.9km
- Pacific Fair Shopping Centre - 7.0km
- Pindara Private Hospital - 4.5km
- KDV Sports Centre - 2.4km
- Carrara Boat Ramp - 2.5km

School Catchments/nearby:

- Emmanuel College
- St Michael's College
- St Vincent's Primary School
- Josiah College
- Benowa State School
- Merrimac State School

Financials:

- Council rates: Approx. \$1,843.48 p.a
- Water rates: Approx. \$225.49 p.q (including water usage)
- Body corporate: Approx. \$158.49 p.w
- Rental Appraisal: \$1,150 - \$1,250/week

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. * denotes approximate measurements.