

3100 The Boulevard, Carrara, Qld 4211

Coastal

Townhouse For Sale

Saturday, 15 June 2024

3100 The Boulevard, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 337 m2

Type: Townhouse



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Offers Over \$1,225,000

Rare, sought after and surprisingly super-sized for the family, this beautiful two storey townhouse has four large bedrooms, office, two large living areas and beautiful gardens in the north-western courtyard with two covered patios for entertaining. 3100 is the largest double level duplexes or townhouses in Emerald Lakes. This terrific home is a well-earned prize position for the family that wants to be 100m to one of the Gold Coast's top private schools, or simply to enjoy the ever-popular Emerald Lakes village and lake lifestyle.

UPSTAIRS:- Huge master suite with walk in robe, sunny balcony, ensuite with spa, double vanity, and overall, large enough for your own two-seater couch and tv area.- Bedrooms two and three have mirrored robes, ducted air-conditioning, plenty of natural light and ceiling fans.- Bedroom Four is enormous and could be another living area if so desired and ideally a teenage retreat or University student's dream study environment - There are two full, well-appointed bathrooms plus the ensuite and powder room- Storage for linen, suite cases and so much more

DOWNSTAIRS:- Colourful kitchen with stone benches, Bosch appliances, plenty of cabinetry and close to the undercover alfresco, dining and lounge rooms- Separate powder room- Double garage plus buggy parking- Separate office/study or workshop with external entrance (ideal for work from home business)- Lounge room opening to the courtyard- Family room opening to courtyard- Generous outdoor living areas with substantial gardens and room for pets

Only 100m to Emmanuel College, 150m to Emerald Lake with it he 4.5km walking track and ideal for kayaking, fishing or paddle boarding and a short stroll to the vibrant Emerald Lakes Italian Village with it's popular cafes, restaurants, local supermarket and Thursday night village markets. Also the Emerald Lakes swimming pool, barbecue alfresco and parks are at your disposal as an owner.

Walk to:- Emmanuel College 100m (2 minutes)- Carrara Stadium -18 minutes- Emerald Lakes Golf Club -12 minutes

Drive to:- Broadbeach/Pacific Fair/Star Casino/Beach - 14 minutes- Woolworths Carrara - 7 minutes- Nerang Train Station - 6 minutes - All Saints Anglican School - 12 minutes- Robina Town Centre - 13 minutes- Gold Coast Airport - 35 minutes

COUNCIL RATES: \$978.96 (HALF YEAR)**WATER:** \$219.89 (QUARTERLY)**BODY CORPORATE:** \$141.42 per week (INCL INSURANCE)**ESTIMATED RENTAL RETURN:** \$1,000 to \$1,100 per week

Do not miss the opportunity to make the most of this obvious but rare opportunity!

EMERALD LAKES Construction companies complete many projects over the years, but there are always some that stand out more than others, due to their size, cost, complexity, or design. For Nifsan Pty Ltd, one of its largest and most spectacular projects remains the epic commercial and residential Emerald Lakes, a development located at Australia's picturesque Gold Coast. Founded by Japanese businessman Toshiaki Ogasawara in 1991, Nifsan Pty Ltd is one of his many accomplishments. In addition to serving or having served on the advisory boards of companies like Nike, Avon, and General Electric, he is Publisher and Chairman of The Japan Times - the country's only independent English-language newspaper - and Honorary Chair of Nifco Inc, Japan's premier manufacturer of plastic parts for auto and home appliances. In 1999, work commenced on Emerald Lakes, a sprawling project estimated in the billion-dollar range. A massive planned community with eight stages of residential, retail, and office developments, Emerald Lakes features about 1,800 homes and apartments. Among the many outstanding features of the 37-hectare lake property are an 18-hole championship golf course, waterways, parklands, and numerous community facilities. Emerald Lakes is home to an 18-hole Graham Marsh designed golf course, which is renowned for its pristine lakes and championship design. Everyone is welcome on this par 72 course. Residents can access the golf course directly with their golf buggies via the tunnel linking the residential estate to the golf course. The golf club offers complete services including a Driving Range, coaching Centre, Pro Shop and a Mini Golf Facility. If that isn't enough they also have a clubhouse where you can grab a bite to eat and a refreshing beverage. You will find a peaceful 6.3km flat walking trail around Emerald Lakes. The gardened pathways overlook the water and is also ideal for bird watching. For a longer route, cross the bridge and follow the perimeter trail of the two islands in the centre of the lakes. Emerald Lakes is a family friendly estate, there is a lovely new playground in the Emerald Lakes Parklands. The parklands have a large park, small beach and is perfect for a picnic or bike ride. Carrara Stadium is also only a short walk away.

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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.