

36 Paddington Drive, Carrara, Qld 4211



House For Sale

Tuesday, 28 November 2023

36 Paddington Drive, Carrara, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Matt Hughes
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Auction

Meticulously designed with a focus on uniqueness and practicality, this home is custom-made for family living. Featuring three spacious bedrooms, two elegantly designed bathrooms, seamlessly connected to an outdoor entertainment space, and a well-thought-out floorplan, the master suite strategically occupies the ground floor to accommodate those seeking a stair-free lifestyle. Situated on an elevated block, the property benefits from a prime location, a brief walk to Glennon Park, and easy access to shops, schools, cafes, and convenient transportation just minutes away.

Key Features:

- Three spacious bedrooms equipped with ceiling fans
- Ground-floor king-sized master bedroom with ensuite and walk-in wardrobe
- Upstairs bedroom and living room feature split system air conditioning
- Recently renovated 'Jack & Jill' main bathroom with a stylish freestanding bath
- Combined living and dining area seamlessly connects to the outdoor alfresco space
- Flooded with natural light, the residence exudes a sense of spaciousness
- Well-proportioned laundry with external access
- Single lock-up garage complemented by off-street parking suitable for a small boat, trailer, or • caravan
- Eight solar panels contribute to significant electricity bill savings
- Fully enclosed 556m² block, facing north-west for optimal sunlight
- Conveniently equipped with a large garden shed and a pet-friendly yard

Financial Information:

Water rates: Approximately \$2,333.24 per annum (inclusive of water usage)

Council rates: Approximately \$1,957.92 per annum

Rental appraisal: \$780 - \$810 per week

Strategically situated in Carrara, this property provides easy access to all Gold Coast amenities, with the M1 just minutes away. Major shopping centers such as Pacific Fair and Robina are within a 10-minute drive, while the renowned beaches of Broadbeach and Surfers Paradise are also a short distance away. Emmanuel College, a highly regarded educational institution, is conveniently located 4.5km from the property. Carrara itself offers a range of kindergartens and public schools, all within a 10-minute radius. Essential amenities, including Woolworths and Coles supermarkets, local restaurants, and takeaways, are just a few minutes away, completing the appeal of this well-positioned family home.

For further information on this home or to arrange a private inspection, please call Matt Hughes 0421 724 330.

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.