

**45 Michelmore Road, Carrara, Qld 4211**



**Sold House**

Wednesday, 17 January 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



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**\$925,000**

Fantastic 3 Bed & 1 Bed Dual Living in Prestigious, Central Boonooroo Park - Flat Cnr Block with Value Adding Potential - \$1,100/wk rental This largely re-modernized home, located in a brilliant area offers true, independent dual living, so, it will appeal to many buying groups. Currently rented at \$1,100 per week (just months remaining on lease for those looking to occupy) Certainly, it will appeal to investors or those wanting an extra income. Families wanting extra space for intergenerational options (grandma & grandpa or older child) will find it ideal. Those wanting a value enhancing project, this one has potential. What cannot be overlooked with this dual living opportunity is its sheer convenience to just about everything the Gold Coast has to offer in double-quick time. Please study my detailed features as below, match them up with the photos provided & the floorplan. Interest will be strong, so make sure you are at the open homes. Features include:- Flat, fully usable 765m corner block in prestigious, family friendly, Boonooroo Park- Brick & tile construction - Bus stops at doorstep - to Nerang Rail via Robina & Pacific Fair - 100m to Indian restaurant & corner store- Possible inground pool addition- Massive north facing 22 solar panel system pulverizes electricity bills- Double auto carport- Extreme centrality to schools, shops, eateries - every amenity & convenience you might desire- Potential to add further value with additions & ground enhancement

One Bedroom Adjoined Dwelling + Fully Fenced Backyard:- Separate, independent security screen door, entrance directly from carport- Large family/living area (3.9m x 3.9m) + fan- Full length kitchenette (incorporating laundry & large storage/pantry) leads to two-way bathroom- Separate bedroom (3m x 4.2m) - screened for privacy - Functional bathroom with frameless glass shower + modern, timber themed vanity + WC - Fully fenced, separate, low maintenance fully grassed backyard - ideal for pets & kids

Three Bedroom Adjoined Dwelling - front, side, & rear access:- Separate, independent, security screen door entrance via porch - Open plan carpeted living room (4.5m x 4.2m) & tiled dining (3.6m x 3.1m) - with A/c & fan- Good sized kitchen - plenty of bench, drawer & pantry space- Wall oven, black ceramic cooktop & dishwasher- Security screened windows provide 'peace of mind'- Bathroom with bath & shower + vanity basin - Sep WC- Carpeted master bedroom (3.0m x 4.0m) with A/C + fan- Walk through robe to presentable ensuite with frameless glass shower + full length vanity & WC - B/R's 2 (2.6m x 2.9m) & 3 (2.7m x 2.9m) - carpeted, built in robes, & fans - Large, covered outdoor alfresco entertaining area with concrete flooring - Fully fenced front, side, & rear - low maintenance, fully grassed yards

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. Prospective purchasers should make their own enquiries to verify the information contained herein.