

5/34 John Francis Drive, Carrara, Qld 4211



Townhouse For Sale

Monday, 22 January 2024

5/34 John Francis Drive, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 144 m2

Type: Townhouse



Craig McCallum

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OFFERS OVER \$849,000

Welcome to 'Panorama Residences,' perched atop Carrara hill in an unparalleled locale of convenience. This exclusive residence, meticulously crafted by renowned developers Raptis, has been designed with precision to maximise its elevation featuring unrivalled views from Tweed Heads to Southport. Presented to the market for the very first time within a select and exclusive complex, a property of unparalleled allure awaits the discerning buyer. Coveted by many yet attainable by only a chosen few, this residence is poised to captivate with its unique charm and undeniable appeal. Inviting complex amenities include a glistening lap pool conveniently situated just steps from your door. Adjacent to this is an outdoor BBQ area with a covered lounge space, perfect for entertaining. Further enhancing the appeal is the convenience of onsite management, promising residents a heightened level of comfort and dedicated service. Key features of this stunning residence include:

- 4 bedrooms, all with built-ins; master bedroom with walk-in robe and private balcony
- 2.5 contemporary bathrooms, including a spacious ensuite to the master and a downstairs powder room
- Versatile study nook, ideal for a work from home space or additional storage
- Open plan living seamlessly integrated with the kitchen and outdoor entertaining area
- Light and bright kitchen featuring stone tops, glass splashback, stainless European appliances, and soft-close features
- Ducted air conditioning for climate control
- Tiled living spaces for low maintenance and easy cleaning
- LED lighting keeping living areas well lit
- Single lock-up garage with internal access, plus a single carport and sizable locked storage
- Convenient proximity to the pool area and BBQ facilities, with pet-friendly options subject to body corporate approval

School catchment/nearby:

- Emmanuel College
- All Saints Anglican School
- Nerang High School
- St Brigid's Primary School
- Silkwood School
- Good Start Early Learning
- Worongary State School

Golf Clubs & Courses all within 10 mins, including:

- Emerald Lakes Golf Club
- Lakelands Golf Club
- Palm Meadows & River Springs

Connectivity:

- Nerang Train Station - 3 mins drive
- Metricon Stadium - 5 mins drive
- Carrara Basketball Stadium - 5 mins drive
- KDV Sporting Complex - 5 mins drive
- Robina Town Shopping Centre - 7 mins
- Robina Hospital - 8 mins drive
- Broadbeach CBD 20 minutes drive
- Helensvale Westfield Shopping Centre - 10 mins drive
- Bond University - 15 mins drive
- Pacific Fair Shopping Centre - 15 mins drive
- Gold Coast Famous Beaches - 17 mins drive
- Gold Coast Airport - 25 mins drive

times are approximate

Year built: 2018
Internal: 144m² (under roof)
Outdoor entertaining: 36m²
Land: 216m² (northwest aspect)

Financials:

- Council rates - \$TBA approx. bi annually
- Water rates - \$TBA approx. per quarter (including water consumption)
- Body corporate - \$TBA approx. per week
- Tenancy - Lease ending 28/01/2025 (current weekly rent \$775, increasing to \$800 on the 24/07/2024). Current rental yield 5.2% approx.