

5/5056 Emerald Island Drive, Carrara, Qld 4211

— **Coastal**

House For Sale

Wednesday, 27 December 2023

5/5056 Emerald Island Drive, Carrara, Qld 4211

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Grant Cassandra Stephens
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Offers Over \$800,000

Emerald Lakes is the ideal lifestyle for families and retirees alike. This unique apartment is a rarity as it is single level, ground floor, on water, with its own garden and on the Emerald Islands! Don't be surprised if this property has sold even before you read the rest of this!!! Apartment 5 at 5056 Emerald Island Drive is ideally located on the north island and the serenity is matched by the peaceful water views, lake walking tracks and an afternoon breeze. • Two bedrooms and bathrooms • Master bedroom with walk in robe and ensuite • Study/Office • Waterside porch and garden area ideal for a pet and veggie garden • Double tandem garage • Private entry courtyard • Easy access to the lake walking tracks - Launch a kayak and explore Emerald Lakes • Beautiful water views through the white Bougainvillea • Generous kitchen and meals area • Separate laundry • Waterside lounge with views

Financials • Body corporate \$147 per week (approx) • Rental \$800 per week • Council rates \$TBC (6 months)

NEARBY:- 1km to the Emerald Lakes Village restaurants, coffee shops, health providers, office and retail outlets- 1.3km to Emmanuel College, widely regarded as one of the Gold Coasts premier educational - institutions from pre-Prep to Year 12.- 3.2km to Heritage Bank Stadium (previously Metricon Stadium) - 5km to Robina Town Centre Shopping- 5.4km to Nerang Train Station- 5.7km to the M1)- 6.5km to St Vincent's Catholic Primary School- 8.5km to Pacific Fair Shopping Centre (400+ places to eat, drink, shop and play)- 8.7km to The Star Resort and Casino.- 9.2km to All Saints Anglican School- 9.7km to Broadbeach (Kurrawa Beach)- 11km to Bond University- 12km to the world-famous Surfers Paradise- 28km to Gold Coast Airport- 75km to Brisbane

CBDEMERALD LAKES Emerald Lakes is perfectly positioned in the heart of the Gold Coast and is only a short distance to the Pacific Motorway, 30 minutes to the Gold Coast Domestic & International Airport, and 15 minutes to Broadbeach. With so much to offer - a gym, yoga studio, dance academy, shops, cafés, restaurants, financial and legal services, medical services, private school, golf course and so much more. Emerald Lakes has excellent professional practices which include, Dental, Medical, Podiatry, Pathology, Holistic Care, Legal and Financial services. Oozing the charm of a modern European inspired village, its centre is surrounded by a community of cafes and restaurants including Gold Coast's best brunch winner of 2020 - Cabukee Cafe. Need something extra while grabbing a coffee - then step into Kokko Maria Deli Café. Want fresh bread or pastries - then pop into Pooches & Pastries. And for that essential coffee hit - call into Gloria Jeans. Residents can access the golf course easily and safely with their golf carts or buggies via the under-road tunnel linking the residential estate to the golf course. The golf club also boasts a Driving Range, New Coaching Centre, Pro Shop and Mini Golf. 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 4.5km walking path around Emerald Lakes estate. The gardened pathways overlook the water and are 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 lake. Emerald Lakes is a family friendly estate and there is a lovely new playground in the adjoining Emerald Lakes Parklands which also has large grassed areas, a small beach and is perfect for a picnic or bike ride.

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.