

**50 Alison Road, Carrara, Qld 4211**



**House For Sale**

Friday, 5 April 2024

50 Alison Road, Carrara, Qld 4211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction

This expansive four-bedroom contemporary-style family home is a beacon of elegance and sophistication, nestled in a serene neighbourhood. Crafted with meticulous attention to detail, this nearly new residence promises an unparalleled living experience. Upon entry, you'll be greeted by the inviting open-plan living area, where natural light pours in accentuating the charm of a stunning rockwork wood fireplace. Step outside into your private courtyard, complete with your own putting green, offering a picturesque setting for memorable gatherings or peaceful family moments. At the heart of this family haven lies the exquisite designer kitchen, boasting feature lighting, modern appliances, and a spacious kitchen island bench top. This carefully curated space seamlessly blends style and functionality, catering to your culinary endeavours and entertaining needs with ease. Venturing upstairs, discover four generously sized bedrooms, with three sharing a central bathroom featuring a separate toilet. The master bedroom offers a haven of luxury, adorned with breathtaking high ceilings and an expansive ensuite. Additionally, the upstairs rumpus/study area presents versatile possibilities, whether it's a play area, home office, or relaxation zone. Don't miss the opportunity to call this remarkable property home, where every detail has been thoughtfully curated for your comfort and enjoyment. The property contains the following features:

- Four large bedrooms
- Master bedroom with walk-in and ensuite
- Two bathrooms + downstairs powder room
- Open plan living space with feature fire place
- Designer kitchen w/ large island bench top, walk-in pantry, and modern appliances
- Private laundry room with side access
- Study/rumpus area upstairs
- Double lock up garage with internal access
- Tiled flooring throughout
- Solar 6kw system
- Full in ceiling audio system
- CCTV, alarm system and keyless entry front door
- Central vacuum system
- Ducted air conditioning
- Own private courtyard
- Putting green
- Elevated block
- Side access to laundry

Financials:

- Council rates (approx) \$991 per half year
- Water rates (approx) \$343 per quarter

Rental appraisal: Approx \$1,150 to \$1,250pwk

Location Highlights: Carrara's Boonooroo Park, offers the perfect blend of tranquillity and convenience. Just minutes away from the renowned Carrara Markets and Carrara Stadium, this area is also home to the billion-dollar Emerald Lakes development. Residents can enjoy leisurely strolls along 11 kilometres of scenic walking tracks surrounding a 37-hectare waterway and parkland. With easy access to the Pacific Highway via the Nerang North exit, Carrara ensures seamless connectivity to all the attractions of the Gold Coast. From the vibrant hub of Broadbeach, with its pristine beaches, iconic casino, and diverse culinary scene, to the excitement of theme parks just a short drive north, every day promises a new adventure. Golf enthusiasts will delight in the proximity to a choice of 13 international golf courses, while beach lovers can soak up the sun on some of the finest beaches Australia has to offer - all within a 15-minute drive from this prime location.

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.