

**5050 Emerald Island Drive, Carrara, Qld 4211**

**—** **Coastal**

**House For Sale**

Tuesday, 14 November 2023

5050 Emerald Island Drive, Carrara, Qld 4211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 733 m2**

**Type: House**



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## Auction

AUCTION Saturday 9th December 10.00am onsite The lifestyle on "The Islands" at Emerald Lakes, Carrara is like nothing else on the Gold Coast. This exclusive two island enclave has only 61 house lots (only 3 vacant blocks remain). Emerald Island Drive is famous for stunning views of the azure blue waters of Emerald Lakes, immaculate tree-lined streets, architect designed homes with manicured gardens, great neighbors and a "village" feel that is both welcoming and assuring. Enjoy the kilometers of walking tracks, non-motorised watersports options or just relax in the village with a coffee and croissant, life can be as energetic, or as relaxed as you desire. WHAT A TERRIFIC FAMILY ABODE We have all been there before - the kids get older and everyone wants their own space. 5050 Emerald Island Drive delivers a clever and functional floorplan over two levels that guarantees space, light and a separate space for everyone if required. Seamless entertaining poolside and easy access from the glass sliders from both the main living areas and kitchen. UPSTAIRS- An oversized master retreat with large dressing room, ensuite and great water views- Two large guest bedrooms with robes- Main bathroom- Living room- Optional fifth bedroom/media/office or gym with views and robes/storage DOWNSTAIRS- Large family room with dining area- Poolside covered alfresco- Open air patio- Large lakefront lap pool- Access to the lake walking tracks and jetty- Office/Lounge/Media- Study- Entertainers kitchen with Caesarstone benches, Blanco gas cooktop & electric oven, Omega dishwasher and breakfast bar plus a walk in pantry- Bedroom 4 + powder room- Laundry with walk in linen storage- 2.6m high ceilings- Under-stair storage- Large double garage (with 2.1m clearance) plus backyard access- Garden shed and water tank- Fully fenced yards ideal for children or pets to roam- Daikin ducted air-conditioning system- Constructed 2012 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 CBD FINANCIALS:- Council rates \$978.96 (half year)- Water rate \$225.49 (per quarter)- Insurance Premium approx \$2500 (per annum)- Body Corporate \$36 approx. (per week)- Rental appraisal approx \$1,800 to \$2,000 per week. INCLUSIONS:- Dishwasher, blinds, curtains, pool cleaner. Garage shelving, bike racks, tv brackets in Bedroom 3 and the kitchen EMERALD LAKE 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. Metricon Stadium is also only a short walk away. 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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein. 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.