

**52/117 Palm Meadows Drive, Carrara, Qld 4211**



**Sold House**

Tuesday, 5 September 2023

52/117 Palm Meadows Drive, Carrara, Qld 4211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



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## Contact agent

Wonder at the beauty of nature as you watch a swan building her nest, ducks paddling happily to nowhere, water fowl diving for food and, across the beautiful wide lake, golfers on the nearby iconic Palm Meadows Golf Course. Enjoy this captivating passing parade in absolute comfort from your stylish super-sized undercover deck complete with clear café blinds and, should you wish to stroll on the water's edge, just follow the steps down through the surrounding immaculately tended gardens. This beautifully presented two storey villa occupies a prime north-facing position in the superb pet friendly Lake Hills Estate where on site managers meticulously maintain resort facilities including impressive colourful gardens, a resident's pool and barbecue, leisure surrounds and function areas and a gymnasium. Surrounded by high profile neighbours and conveniently close to the fabulous Surfers Paradise beaches, major shopping centres, Nerang train station and the M1, this home is stunning throughout. Architectural and interior design is flawless with excellent attention to detail and eye-catching whimsical inclusions. Sliding window walls open to a second al fresco recreation area with all-weather vergola off the dining area adjacent to the sleek top quality designer kitchen and butler's pantry plus under stair storage. Air conditioning and fans efficiently service this area. Also air conditioned with fan, the gorgeous master bedroom is conveniently placed downstairs and boasts his and hers built-in robes leading to the brilliant bathroom with dual basin vanity, large shower, heritage bath and tapware. A sliding window wall in this deluxe suite opens to the rear all-weather patio with its own vergola. A laundry with storage, a powder room and entry to the double garage with epoxy floor and built-in storage completes this level. Upstairs, the study and two further spacious bedrooms have high ceilings, zoned air conditioning and two way access to the fully tiled bathroom. These northerly bedrooms also feature spectacular far reaching views, fans and mirrored robes with one spilling out to an undercover balcony. Extras such as feature walls, ensuite bidet and solar electricity abound in this very special home - the perfect blend of scenic sophistication, convenience and complete comfort. Inspection by the discerning purchaser is sure to delight!

POINTS:Luxe 2 storey north to lake villa. Idyllic pet friendly gated estateCrimsafe, solar, gas hot water, plush window dressings & plantation shuttersInstant impact. Open plan design, window walls, air-con & fansLight colour palette. White tiled floors in heavy traffic zonesDining out to undercover side leisure patio & all weather vergolaSleek designer kitchen & butler's pantry. Top quality appliancesAir conditioned lounge. Wide window wall out to lakeside leisureExceptional under-cover waterfront deck + vergola & café blindsSuperb views of the lake, birdlife Palm Meadows Golf & skylineScenic colourful side garden. Faux grass. Sunlit open air leisure Master + air-con, fan & views. His/hers robes. Exquisite ensuite Laundry + storage. Powder room. DLUG + epoxy floor & storageCarpeted upstairs. Zoned air-con. Bi-folds to study & b/in storage 2 stylish bedrooms with lake, golf & high-rise views. 1 + balconyDual entry tiled bathroom + large shower. Linen press. ToiletPet friendly gated complex with ample designated visitor parkingOn-site management, pool & BBQ area, gym & functions loungeClose to all major amenities & iconic Palm Meadows Golf Course