

**58/85 Palm Meadows Drive, Carrara, Qld 4211**

**Townhouse For Sale**

Saturday, 15 June 2024



58/85 Palm Meadows Drive, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 200 m2**

**Type: Townhouse**



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**\$975,000**

Occupying an enviable East facing position with al fresco recreation overlooking Meadow Peak's garden surrounds and a plethora of palm trees, this excellently designed, superbly decorated, bright white sunlit unit is a joyous delight and may be purchased fully furnished if desired. Ducted air conditioning and fans ensure optimal comfort throughout, white timber plantation shutters lend their special ambience and stylish timber-look hybrid plank flooring dresses the lower level floors, the staircase and the upper level landing, morphing to quality carpet in the three bedrooms. Immediately impressive, the entry foyer opens into open plan living incorporating the sitting area, a top quality designer dream kitchen, scenic dining and expansive lounge with feature built-in bookcase and a wide window wall which slides out to picturesque leisure and chic entertaining on the spacious semi-covered deck with wind-out out awning. On this level also there is abundant shelved under-stair storage, a cleverly secreted full laundry, a powder room and entry to the double garage. A third permanent car space is allocated on the driveway envelope. Upstairs off the landing there's a sunny study nook, double door storage, two light-filled bedrooms with mirrored robes, a fully tiled bathroom with bath and shower and a separate toilet. The large master is opulent enjoying views from its own private balcony, a walk-in robe and super-sized fully tiled ensuite with double basin vanities, spa bath and shower. Sophisticated and highly sought-after, Meadow Peak is a premium estate offering its residents resort facilities including two swimming pools and barbeque venues, beautiful meticulously groomed gardens and on-site management. It boasts an 80% owner occupancy, a healthy sinking fund and extremely attractive body corporate fees. A golfer's paradise with iconic Palm Meadows Golf Club and driving range just minutes away, this quiet secure complex is also pet friendly, upon approval. The all-encompassing Robina Town Centre and Pacific Fair shopping centres are in close proximity and entertainment unlimited is also conveniently close by along with numerous reputable schools, Robina and Nerang train stations, the M1 and of course, the Gold Coast's magnificent beaches. Potential purchasers are confidently urged to arrange early inspection of this superior property offering the perfect combination of luxurious sunlit living in a prestigious excellently located complex.

**POINTS:** Stunning East facing 3 storey villa in superb secure estate Sun-drenched sophisticated open plan design. Quality décor Available for purchase fully furnished by negotiation if desired Ducted air conditioning + fans. White timber plantation shutters Easy care attractive timber hybrid plank flooring. Carpeted bedrooms Chic top quality designer kitchen with Caesarstone benchtops Sitting area. Scenic dining & large lounge + feature cabinetry Window wall opening to semi-covered leisure & entertaining Clever wind out awning. Large deck with garden surrounds Abundant shelved under-stair storage. Secreted full laundry Powder room. Entry into double lock up garage off foyer Staircase to upper level. Study nook & storage off landing Lavish master bedroom + chic super-sized ensuite. Balcony + 2 light spacious bedrooms, both with mirrored wardrobes Fully tiled bathroom with bath & shower. Separate toilet \$105 per week Body Corporate. Pet friendly upon approval On site managers. Predominantly owner occupied complex Resort facilities include swimming pools & barbeque venues Liberal well positioned designated visitor parking allocations Minutes to prestigious Palm Meadows Golf Club & driving range Near major shopping, schools, beaches, transport & amenities