

7A Garden Grove, Carrara, Qld 4211



House For Sale

Wednesday, 22 November 2023

7A Garden Grove, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 628 m2

Type: House



Jared Malan
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Matt Hughes
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Auction

An immaculate, near new renovation in one of the most prestigious streets in Carrara. Located in a quiet little pocket off Nerang Broadbeach Rd, this warmly lit home could not be more central to all the fantastic lifestyle features the city has to offer and Ray White is proud to present this in-demand property to the market. Although renovated for a permanent relocation to the Gold Coast, the owner of this great home has decided to stay closer to family and is saddened to be saying goodbye to a home that he is proud to have finished to such an impressive standard. Features:- Complete Home Water Filtration System (valued at \$6,000). The install filters water from the mains at the boundary of the property so all water outlets throughout the home are filtered- Enviably north-south construction keeping the enclosed yards sunny and bright year-round - Extensively renovated internally and externally - 4 Oversized bedrooms - 3 Luxurious bathrooms - Raised internal ceilings to the entryway and shared living space - Modern kitchen and laundry featuring 60mm Caesarstone benchtops - Kitchen completed with Westinghouse Appliances and 5 burner gas cooktop - Daikin Ducted AC throughout - CCTV Security throughout - Servery window servicing the outdoor entertaining area - Neatly presented double lockup garage - Sunny master suite with views of the yard, walk-through robe and ensuite - Over 250sqm of internal and external living space - Low maintenance landscaping - Water rates equate to \$2,000/annum (approx) - Council rates equate to \$2,200/annum (approx) - Rental Appraisal \$1250 - \$1300 per week (approx) Situated in the sheltered Riverpark region of Carrara, boating enthusiasts can launch from the boat ramp via the neighbouring street and enjoy a peaceful ride all the way through to the Seaway, while families can make the most of a host of elite private schools and high-level sporting facilities, including Emerald Lakes Golf Course, Royal Pines Golf Course and Metricon Stadium within easy reach. Located between the upscale shopping centres in Pacific Fair and Robina Town Centre as well as close to vibrant Broadbeach cafes, restaurants and beaches, this unrivalled entertainer will instantly impress. Arrange your inspection today. 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.