

85/28 Ancona Street, Carrara, Qld 4211



Sold Villa

Wednesday, 12 June 2024

85/28 Ancona Street, Carrara, Qld 4211

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 117 m2

Type: Villa



Olcay Bayar
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\$600,000

Situated in the vibrant and centrally located Gold Coast suburb of Carrara, this property presents an outstanding investment opportunity. With a forecast rental appraisal of \$640.00- \$680.00 per week, it stands as an enticing option for investors in the region. This sought-after corner villa offers the advantage of no neighbours behind or on one side, along with the convenience of single-level living with no stairs. Its open-plan living and dining area seamlessly blend with a well-equipped kitchen. Featuring air conditioning in the lounge room and a ceiling fan in the main bedroom, as well as three well-appointed bedrooms with built-in robes, this villa effortlessly combines comfort with practicality. For added convenience and security, an internal access lock-up garage is provided, alongside additional parking at the front and ample visitor parking within the complex. Step outside to unwind in the secluded courtyard, providing ample space for relaxation and children's play. Strategically nestled within the Acacia Grove complex in Carrara, this villa not only offers unparalleled convenience but also provides easy access to Amelia Park, perfect for families looking for a nearby playground to take their kids. Its prime location caters to families, investors, empty nesters, and commuters traveling up to Brisbane. Carrara's central position within the Gold Coast region ensures effortless access to an array of amenities, making it an ideal choice for those seeking convenience and accessibility. From the stunning Gold Coast beaches to the tranquil Hinterland, everything is just a brief drive away, with stadiums, resort golf courses, and major transport hubs easily accessible. Whether you're an astute investor or a first-time buyer, this villa presents a multitude of advantages. Don't miss out on this centrally located gem - seize this opportunity today! For further information or to schedule a viewing, feel free to contact me promptly.

Features:- Single level villa which is ideal for those who find difficulty with stairs- Tiled open plan lounge/living/kitchen leads to fully fenced courtyard- AC in lounge room and ceiling fan in main bedroom- 3 good sized bedrooms all with built in robes and carpet- Main bedroom has direct entrance to bathroom (2-way bathroom)- Bathroom consists of separate shower and bath- Separate laundry- Fully fenced grassed private courtyard - SLUG garage with separate internal access plus visitor parking

Complex Features:- Family and pet friendly friendly well-maintained complex with 2 pools and BBQ areas- Dedicated visitor parking bays nearby ensure ease of accommodating friends- Close to back of highway, public transport & railway station- Ideally located to schooling (private & public)

Year built: 1997 Rates: \$1265.00 approx half yearly Water: \$558.00 approx quarterly Body Corp: \$79 approx weekly Forecast Rental Appraisal: \$640.00-\$680.00 per week Currently tenanted for \$575 per week till 5/8/24

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