

706/112 Palm Meadows Drive, Carrara, Qld 4211

Professionals

Apartment For Sale

Sunday, 23 June 2024

706/112 Palm Meadows Drive, Carrara, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 121 m2

Type: Apartment



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UNDER CONTRACT

Located in the highly sought Eleve Residences this modern 3 bedroom top floor corner apartment offers stunning 180 degree views incorporating the Surfers Paradise Skyline and views of the Palm Meadows Golf Course. A contemporary open plan design complemented by spacious bedrooms, quality fixtures and fittings throughout and large balcony. Eleve offers secure living with first class resort amenities including a sparkling swimming pool, entertaining area and landscaped gardens.

- Open plan living and dining areas
- Modern kitchen with stone tops and gas cooktop
- Three bedrooms, master with ensuite
- Main bathroom with bathtub
- Spacious east facing balcony
- Ducted air-conditioning, fans & high ceilings
- Floor to ceiling windows to maximise the views
- Laundry cupboard with dryer included
- Two secure basement car parks
- Pet friendly on body corporate approval
- Security gated with stunning landscaped gardens
- North facing pool and entertainment area with BBQ facilities
- Reception foyer and lift access - Built 2017

Incomings/Outgoings:

- Council Rates approx. \$1290 per half year*
- Water rates approx. \$287 per quarter*
- Rental return currently \$560 per week until 22/3/25
- Potential rental return approx. \$750 - \$800 per week*
- Body corporate fees approx \$176 p/w*
- Sinking fund balance \$307,857 (as at 11/06/2024)

Close proximity to:

- Palm Meadows Golf Course
- Carrara Shopping Centre
- Private and public schools
- Broadbeach - 10 mins
- Gold Coast Airport - 30 mins
- Robina Shopping Centre - 10 mins
- Robina Hospital - 10 mins
- Pacific Fair Shopping Centre - 10 mins
- Pindara Hospital - 11 mins
- M1 motorway - 5 mins