

13A Alison Road, Carrara, Qld 4211

House For Sale

Monday, 8 July 2024



13A Alison Road, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 761 m2

Type: House



Shaye Newman
1300205552

Auction

This is a rare dual occupancy property, 2 homes on the one title at the prestigious loop end of Alison Road. Don't miss out on this opportunity to secure an excellent investment with 2, two-bedroom homes that earn you strong consistent rental returns!

Home 1 Features:- 2 Bedrooms, Master with walk-in wardrobe- 1 Bathroom- Office space at entry - Fully tiled throughout - Spacious kitchen and living - Expansive outdoor entertaining area- Air conditioning throughout - Lockable storage shed - Fully fenced- Single car carport

Home 2 Features:- 2 Bedrooms, all with built-in wardrobes- Office or 3rd bedroom as the tenants currently have set up- 1 Bathroom- Separate Toilet - Laundry - Modern Kitchen - Covered outdoor entertaining deck- Air conditioning throughout - Single car carport- Room for a caravan, boat or extra cars- Lockable storage shed

Financials:• Strong tenancies in place achieving a huge \$4840 per month• Council rates (approx) \$TBC per 6 months• Water rates (approx) \$TBC per quarter

Location

Highlights:Carrara's Boonoo Roo Park offers tranquility and convenience. Only minutes away from the renowned Carrara Markets and Carrara Stadium, this area is also home to the billion-dollar Emerald Lakes development. Residents can enjoy leisurely strolls along 11 kilometers of scenic walking tracks surrounding a 37-hectare waterway and parkland. With easy access to the Pacific Highway via the Nerang North exit, Carrara ensures seamless connectivity to all the attractions of the Gold Coast. From the vibrant hub of Broadbeach, with its pristine beaches, iconic casino, and diverse culinary scene, to the excitement of theme parks just a short drive north, every day promises a new adventure. Golf enthusiasts will appreciate the proximity to a choice of 13 international golf courses, while beach goers can head to some of the finest beaches Australia has to offer - all within a 15-minute drive from this prime location. Don't miss out on the opportunity to make this dream investment property your own. Contact me today to arrange a viewing and take the first step towards turning your real estate dreams into reality!

Disclaimer: 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 herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements. Prospective purchasers should make their own enquiries to verify the information contained herein.