

21A Garden Grove, Carrara, Qld 4211

House For Sale

Tuesday, 25 June 2024

Professionals

21A Garden Grove, Carrara, Qld 4211

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 705 m2

Type: House



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Auction

Auction On Site - Saturday 13th July at 2:00pm Welcome to your new coastal sanctuary, where contemporary elegance harmonises with the serenity of the waterfront. Step inside, and you're greeted by a light-filled, open-concept living space adorned with natural materials like natural oak engineered flooring, stone accents, and high ceilings that create a sense of spaciousness and serenity. The interior palette echoes the coastal surroundings with soft hues, sleek lines and expansive windows designed to capture the waterfront views from every angle. The gourmet kitchen is a chef's dream, featuring top-of-the-line Siemens appliances, natural marble benchtops, and custom cabinetry inspired by the simplicity of waterfront living. The kitchen seamlessly flows into the dining area and living room, making it perfect for entertaining guests or enjoying family meals with panoramic water views as your backdrop. A stunning Victorian ash staircase leads you upstairs to a light filled living area and four oversized bedrooms. The master suite is a sophisticated haven, complemented by a luxurious ensuite and private balcony overlooking the shimmering waters and pool area below. Outside, the landscaped grounds offer a blend of relaxation and recreation, featuring a large, flat grassy backyard and an expansive alfresco area ideal for dining and enjoying leisure time with friends. The travertine tiles extend seamlessly to the poolside terrace, providing a luxurious space for sunbathing and relaxation. Situated just 200 meters from the main river, featuring a 24.6 meter waterfront.

Lower level:

- Impressive entrance featuring a combination of stone and wood
- Upon entering, you are welcomed by a striking staircase and high ceilings
- The designer kitchen serves as the focal point of the home with;
- Natural marble island bench and custom designed curved cabinetry
- The Siemens ovens offer intelligent sensors, with endless cooking options
- Induction cooktop and two integrated dishwashers
- The butler's pantry has custom cabinetry and stone tops
- Spacious open plan family zone offering living and dining
- Dedicated media room which could easily be used as a 5th bedroom
- Built-in study area ideal for the children or work from home
- Laundry featuring a tiled finger splashback and stone countertops
- Built in mud room bench seat with overhead storage
- Double lockup garage plus additional off street for two vehicles
- Expansive outdoor alfresco entertaining with outdoor kitchen
- Swimming pool with ample paved space for lounging
- Spacious backyard, perfect for children to play or kick a football around
- Waterfront spanning 24.6m with a sandy beach and 30m keyline

Upper Level:

- Light filled living room with water views
- Stunning master suite with private balcony
- Custom made walk-in-robe and built in media unit
- Designer bathroom with a blend of stone and tiles
- Luxurious gold fittings including heated towel racks
- Additional three bedrooms, one with ensuite
- Main bathroom with designer shower and bath

Additional Features:

- Ducted air conditioning
- Quality wool carpets
- Instant hot water
- Backbone home data cabling
- Tinted windows and glass doors

Land Specifications:

- 705m²* parcel of land with expansive water views (includes access easement)
- 24.6m* waterfront with deep water mooring
- Keyline 30m*
- Rare find only 200m* to Main River

Outgoings/incomings

- Council rates - approx. \$1482* per half year
- Water rates - approx. \$414* per quarter
- Rental appraisal - \$2,200* per week

Close proximity to:

- Carrara Shopping Centre
- Walk to Metricon stadium
- Emmanuelle College - 5 mins*
- Broadbeach - 10 mins*
- Gold Coast Airport - 30 mins*
- Robina Shopping Centre - 12 mins*
- Robina Hospital - 12 mins*
- Pacific Fair Shopping Centre - 11 mins*
- Pindara Hospital - 11 mins*
- M1 motorway - 5 mins*

Riverpark is quickly becoming one of the most sought-after waterfront locations on the coast. With its central location and Main River access provides excellent short and long term potential for growth. Adjacent to Emerald Lakes which is a master planned community Emerald Lakes established community is centrally located in Carrara only 10 mins from the hub of the Gold Coast where residents benefit from the local Village Centre offering, café's, restaurants & shops along with medical facilities and weekly Twilight Food & Craft Market. Surrounded by parklands, waterfront piers and 13km of leafy walking trails all set around a tranquil 37-hectare lake, "oh the serenity".

*Approximate