

23 Paul Court, Carrara, Qld 4211



House For Sale

Wednesday, 19 June 2024

23 Paul Court, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Matt Hughes
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Auction

Discover this pristine 4-bedroom, 2-bathroom family home, perfect for buyer's eager to customize their space. Located at the end of a serene cul-de-sac, 23 Paul Court offers privacy and tranquillity, making it an ideal family home, investment property, or downsizer's dream with its single-level layout. Set on a spacious 610m² block, this property boasts a prime location. Enjoy a short stroll to Glennon Park and convenient access to shops, schools, cafes, and transportation, all just minutes away.

Property Highlights:

- Four spacious bedrooms with ceiling fans
- Two bathrooms, including an ensuite in the main bedroom
- Large kitchen and dining area with views of the expansive backyard
- Central living room with air conditioning
- Extensive undercover entertaining area
- Double car tandem garage
- Generous 610m² block

Financial Details:

- Water rates: Approximately \$328 per quarter (including water usage)
- Council rates: Approximately \$1,171 per half
- Rental appraisal: \$800 - \$850 per week

Located in the heart of Carrara, this home provides quick access to all Gold Coast amenities, with the M1 just minutes away. Major shopping centres like Pacific Fair and Robina are within a 10-minute drive, and the famous beaches of Broadbeach and Surfers Paradise are also nearby. Emmanuel College, a top-tier educational institution, is only 3.9km from the property. Carrara offers a variety of kindergartens and public schools within a 10-minute radius. Essential services, including Woolworths and Coles supermarkets, local restaurants, and takeaways, are just a short drive away, enhancing the appeal of this well-situated family home.

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 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.