

**30 Paul Court, Carrara, QLD, 4211**



**House For Sale**

Thursday, 24 October 2024

30 Paul Court, Carrara, QLD, 4211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## The Perfect Private Family Home

Located in the central suburb of Carrara, this freshly painted four bedroom, two bathroom property is the perfect place to call home. Nestled at the end of a private cul de sac, this home ticks all of the boxes. As you first enter the home, you're met with a cosy living area with beautiful timber flooring, which flows seamlessly into the newly refurbished kitchen and open dining room area. Branching away from this, is the main hallway which leads to all four bedrooms, both bathrooms and the large laundry area. The master bedroom consists of a walk-in wardrobe, an ensuite with a jet bath, a split system air conditioning unit and ceiling fan. The other three bedrooms all with built-ins and ceiling fans.

As you make your way through to the rear of the home, you step into the spacious undercover outdoor patio area - great for entertaining with family and friends. In addition to this, you get to enjoy the large in-ground pool, bali style hut, and fully fenced backyard. With a beautiful private landscape and natural surrounds, a large double sized garden shed, a convenient layout and plenty of yard space, this home has left no stone unturned.

### Features:

- 4 large bedrooms all with built-ins and ceiling fans
- A large master bedroom with an ensuite, walk-in robe, jet bath and outdoor access
- Split system air conditioning in the master bedroom and living room
- Freshly painted throughout
- 2 bathrooms
- Modern kitchen
- Timber flooring throughout
- Large in-ground pool
- Bali style hut
- Double carport with 2 undercover car spaces and 2 off street parking spaces
- Large driveway
- Large tiled undercover entertainment area
- Large double garden shed
- Plenty of space for caravans or boats
- Side access to the backyard
- Spacious 646m<sup>2</sup> block

### Financials:

- Council rates - \$934 per half (approx)
- Water rates - \$447 quarterly (approx)
- Rental appraisal - \$850 - \$950 (per week)

Carrara, located in the heart of the Gold Coast, is a charming suburb renowned for its blend of natural beauty and vibrant community life. Surrounded by lush parks, serene green spaces, and the well renowned Emerald Lakes development, Carrara offers a peaceful retreat from the bustling coastal areas while still being conveniently close to all the excitement the Gold Coast has to offer.

The area is home to the popular Carrara Markets, where visitors can enjoy a variety of fresh produce, artisanal goods, and local crafts. Additionally, Carrara's sports complex caters to a range of activities, from golf to major sporting events. With its friendly atmosphere, excellent amenities, and scenic landscapes, Carrara is a delightful destination for both residents and visitors seeking a balance of relaxation and activity.

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.

Disclaimer: 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.