

**70/1 Grande Avenue, Carrara, Qld 4211**



**Townhouse For Sale**

Wednesday, 10 July 2024

70/1 Grande Avenue, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 230 m2**

**Type: Townhouse**



Jason Atkinson  
0438690656



James Devlin  
0414929702

## Auction

Immaculate 3-Bedroom Townhouse at 70/1 Grande Avenue, Carrara in Emerald Lakes Residences! Discover your dream home in the heart of the sought-after Emerald Lakes Residences. Nestled at the end of the building with only one neighbour, this pristine 3-bedroom, 2-bathroom townhouse offers unparalleled privacy and luxury, making it an ideal sanctuary for modern living. As you step inside, you'll immediately appreciate the thoughtfully designed floor plan that maximizes space and comfort. The ground floor serves as the heart of the home, featuring a spacious dining combined with the lounge room, both equipped with ceiling fans and split air conditioning to ensure year-round comfort. The open-plan kitchen is a chef's dream, boasting an induction electric cooktop, premium Miele appliances, sleek stone bench tops, and ample storage. This culinary haven overlooks the living areas, which are flooded with natural light, creating a warm and inviting atmosphere. The living space seamlessly extends onto a generous balcony, the perfect space for entertaining! Here, you can host gatherings while enjoying stunning views of the mountains. An automatic blind on the balcony provides extra privacy and sun protection, allowing you to use this area comfortably at any time of day. Additionally, the extended front porch offers another fantastic outdoor haven for a BBQ with friends on a Sunday afternoon or simply enjoying the Gold Coasts stunning sunshine with the family. Fully secured and landscaped for privacy, what more could you want? This space also includes a ceiling fan and low-maintenance gardens, ensuring it remains as your personal oasis with minimal upkeep. Head upstairs to find three spacious bedrooms, each thoughtfully designed with comfort in mind. Every bedroom is fitted with ceiling fans and split air conditioning, ensuring everyone enjoys a restful night's sleep during all seasons. The third bedroom features a walk in wardrobe, while the master suite serves as a true parents retreat. The master includes a walk-in wardrobe, a private balcony, and a luxurious ensuite bathroom. An additional well-appointed bathroom, equipped with water filters for added convenience, is shared among the remaining bedrooms, making family mornings smooth and hassle-free. Features Include: • Spacious light filled living/dining combined with hybrid flooring, ceiling fans and split air conditioning • Open plan kitchen with Miele appliances including dishwasher, electric induction cooktop, stone benchtops/breakfast bar, ample storage & water filter • Guest powder room on ground level • Spacious master bedroom with walk in wardrobe + additional built in wardrobe, split air conditioning, ceiling fan and private ensuite • Two additional bedrooms with ceiling fans, split air conditioning and spacious wardrobes • Additional well appointed bathroom with built in bathtub combined with shower • Balcony off the living area with privacy blind • Front tiled porch with ceiling fan • Low maintenance gardens • Double lock up, automatic garage on lower ground floor • Laundry in garage Additional Features: • Three storey home • Built in 2017 • Water filter in kitchen and both bathrooms • 6.30 KW Solar panels installed with 5 KW Inverter • Hybrid floorboards installed to ground level • Body corporate \$97 (approx.) per week • Side access • NBN, FTTP & 5G ready! • Owner occupied • Situated in a quiet, family friendly neighbourhood Carrara, is a vibrant and highly sought-after suburb that offers an enviable lifestyle. Known for its serene environment and picturesque landscapes, Carrara combines the best of both worlds with its proximity to bustling city life and peaceful residential areas. One of the standout features of Carrara is the prestigious Emerald Lakes community, renowned for its exceptional reputation and family-friendly atmosphere. Residents enjoy tranquil living with access to beautifully maintained parks, scenic walking tracks, and pristine lakes, making it an ideal spot for families and nature lovers. This home's prime location is one of its standout features. Just a short walk away is the vibrant community of Little Italy, brimming with cafes, restaurants, and shopping options. Enjoy peaceful strolls along scenic walking tracks, or take a quick drive to the golden sands of Broadbeach and Surfers Paradise. Top-notch schools, the People's Stadium, and premier golf courses such as Royal Pines, Palm Meadows, and Emerald Lakes are all within easy reach, making this location perfect for families and golf enthusiasts alike. Don't miss your chance to secure this immaculate, low-maintenance home in perfect location. With its blend of luxury, comfort, and convenience, 70/1 Grande Avenue, Carrara, is waiting to welcome you home. Contact us today and make this dream property yours! 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. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.