

31/3031 The Boulevard, Carrara, Qld 4211

Villa For Sale

Thursday, 4 July 2024

BESPOKE
INTERNATIONAL REALTY

31/3031 The Boulevard, Carrara, Qld 4211

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Villa



Jason & Barbara Ward

New to Market!

Unique European community living in the heart of one of Gold Coast's most sought-after areas. Built in 2018, this owner-occupied villa is situated in an enviable, elevated corner position in the prestigious Emerald Lakes 'Hilltop Residences'. This elegant home boasts lovely modern finishes, a timeless contemporary style, plenty of storage and a spacious open plan design that guarantees easy living and entertainment potential. This ideal villa has lovely modern fixtures and finishes including large stone benchtops with oversized island and Miele appliances. Through sliding doors, the living and kitchen area flow out onto the good-sized balcony, perfect for dining and entertaining. The unique corner position allows for plenty of surrounding greenery and light to be a prominent feature of the home. Gold Coast Hinterland views are clearly visible from the villa's vantage. Adding to the comfort and ease of the home is a 2-car side-by-side garage, 2 large bedrooms with walk-in-wardrobes, 2.5 bathrooms, a study nook and ample extra storage throughout. Perfectly situated in the centre of the exclusive Emerald Lakes Precinct, minutes from the M1 motorway and only a 10-minute drive to Broadbeach, Pacific Fair, Robina Town Centre, elite schools and the beach. The cafes, restaurants, atmosphere and facilities of this truly unique village are at your doorstep. Features include:

- Prime corner position with added windows and close access to visitor parking
- Private outdoor entertaining balcony with beautiful hinterland views and sliding plantation shutters that can fully enclose the space if needed
- Seamless transitions of internal and external living areas
- Two spacious bedrooms each with large windows and ample wardrobe space
- Two modern bathrooms plus powder room on top floor
- Plenty of added storage, including under-stair storage and linen cupboards
- High ceilings, large windows with plenty of natural light and airflow.
- Two-car lock up garage (side-by-side) and laundry
- Large master bedroom with designer ensuite and extra-large walk-in-wardrobe
- Stylish kitchen with thick stone benchtops, large island, and quality stainless steel Miele appliances and integrated dishwasher
- Air-conditioning and ceiling fans in each room
- Solar panels
- Located in rare lakefront community surrounded by 37 hectares of pristine lakes, 13 kilometres of walking/bike tracks and 18 Hole Golf Course and Club
- Walking distance to Emmanuel College
- Onsite security and an array of internationally inspired cafes and restaurants, playground, shopping and medical facilities

Contact Jason Ward on 0424 731 063
Disclaimer: The above information has not been verified. We advise you confirm the accuracy of details before entering into a contract. Bespoke Estate Agents and its employees cannot be held responsible for any inaccurate details supplied here.