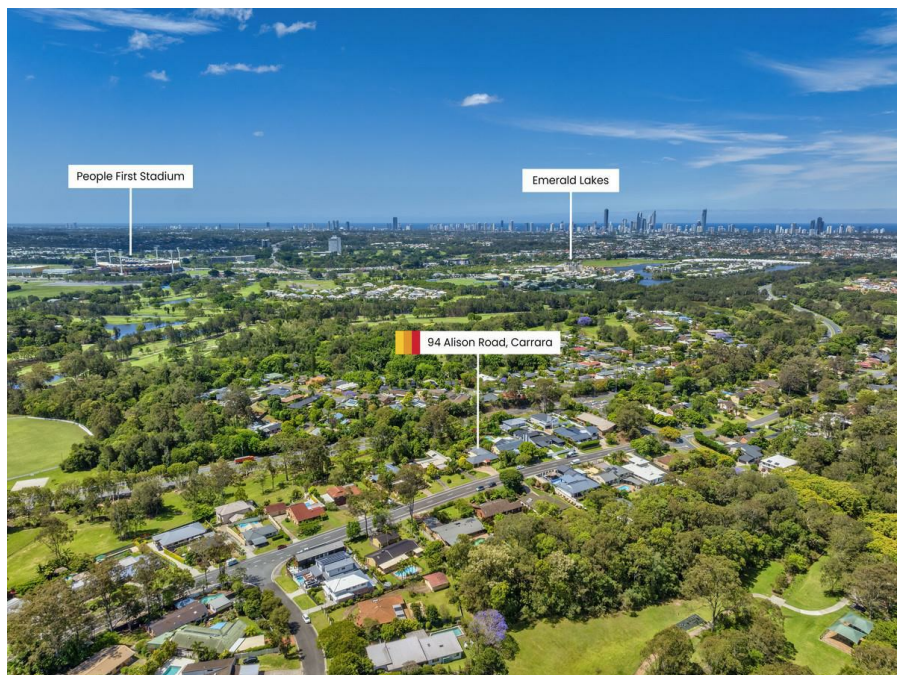


94 Alison Rd, Carrara, QLD 4211

Sold - 14/11/2024

House 3 2 2



1,684m2 Block?Endless Opportunities!!

Set on a sprawling 1,684m2 block, this home will tick plenty of boxes for a diverse range of buyers. Offering a prime opportunity for those interested in splitting the block (STCA); or an ideal land-bank option for investors seeking to rent the existing home whilst contemplating development options or it could interest a family looking for their ideal lifestyle property close to Emmanuel College.

Open for Inspection

By Appointment.

The existing solid double-brick home (they don't build them like this anymore!) boasts unique architectural charm with soaring cathedral ceilings providing spaciousness and natural light which tastefully complements the exposed timber and brick features. The floorplan provides functional family living with plenty of scope for those wanting to create their dream home.

A unique property not to be missed, featuring:

- * Classic Double-Brick Construction: Timeless durability and charm.
- * Soaring Cathedral Ceilings: Providing a spacious and airy feel.
- * Three Bedrooms: Master with ensuite and all with new carpet.
- * Kitchen: Generous size and great functionality.
- * Garaging: Auto double lock-up with internal dividing wall, making it easy to transform into additional bedroom and living space if required. There is plenty of space for additional covered parking in front of the garage
- * Outdoor Features: A tropically landscaped in-ground pool and huge yard area on a 1,684m2 block
- * Covered Outdoor Area: Perfect for year-round entertaining
- * Subdivision Potential: The large block with wide side access creates the perfect scenario to split and develop the block, Subject to council approval (STCA)
- * Family-Friendly Location: A highly sought Boonooroo Park location in Carrara close to Emmanuel College, the Emerald Lakes Precinct, Parks and ovals, world-class resort golf courses, KDV golf and tennis academy, People First Stadium, rail transport and convenient access to the M1. Notably, it's only a short drive away from the iconic Gold Coast beaches and the popular Pacific Fair Shopping Centre as well as Robina Town Centre.
- * Rental return: approx. \$900 - \$950 per week

Opportunities like this are rare on the Gold Coast, especially in such a prime location. Whether you're looking to land bank, develop, or create a family haven, this property ticks all the boxes and offers a unique combination of space, quality, and untapped potential.

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