

**3041 Everglade Avenue, Carrara, Qld 4211**



**Villa For Sale**

Tuesday, 31 December 2024

3041 Everglade Avenue, Carrara, Qld 4211

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 211 m2**

**Type: Villa**



Kiyokazu Watanabe

## Auction

Owner occupier relocates, this property must be sold! Proudly presenting this stunning ground-floor, free-standing villa featuring 2 bedrooms, 2 bathrooms, a 2-car garage, and a large study. This home offers ample space for comfortable, convenient living and includes a spacious courtyard, making it ideal for downsizers, small families, couples, or professionals seeking a tranquil retreat in the heart of Emerald Lakes, Carrara. As you step inside, you are greeted by high ceilings, premium finishes, and meticulous attention to detail. The open-plan living and dining area, designed for modern living, is complete with air conditioning for year-round comfort. The functional kitchen features an island bench, ample storage, and a practical layout, making it perfect for everyday cooking. The generously sized bedrooms each offer direct access to the spacious courtyard. The master suite stands out as a true retreat, featuring a roomy walk-in closet for ample storage and an ensuite with modern fixtures, a large vanity, and a walk-in shower. The second bedroom is equally inviting, conveniently located near the main bathroom, which includes a relaxing bathtub. Features: • Ground floor with massive courtyard • 2 bed, 2 bath, 2 car garage and storage • Large study/potential 3rd bedroom • Air-conditioning with ceiling fans throughout • Separate laundry room • Modern kitchen with gas stove • Fully tiled, and carpet in bedrooms • Master bed with ensuite, walk in robe • Swimming pool/ entertaining area • Pet friendly

Situated just metres from the Emmanuel College, local cafes, and quality restaurants, this property is perfectly positioned for convenience. It's only 1km from Metricon AFL Stadium and offers easy access to the M1, making it an excellent choice for both owner-occupiers and investors. With the owner moving out, this property will be sold on or before auction. Don't miss your chance - inspect today! Contact Kiyu Watanabe on 0435 332 801 for more information. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. 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. Please note some of the photographs contained herein are for advertising purposes only and only indicative of the Villa.