







12 Churchill Court, Carrara

SPACE, VIEWS & OPPORTUNITY | UNLOCK THE POTENTIAL...

Tucked away in the sought-after caulder-sac location in Boonooroo Park Carrara, these tightly held homes don't come to market often. This substantial double brick, two-level home presents a rare opportunity to secure a property with enormous potential, a generous 934m² block and a peaceful reserve backdrop with only 1 neighbour. Offered to the market for the very first time, great size for large families it combines comfortable existing living, and dual living potential with exciting possibilities for buyers looking to add value and make the home their own.

VIEWS, NATURAL LIGHT AND EVERYDAY LIVING ON THE UPPER LEVEL

The upper level features three bedrooms, all with built-in wardrobes, two renovated bathrooms and an updated kitchen. Recently polished hardwood flooring flows throughout living space, adding warmth and character, while the open-plan living area connects seamlessly to the veranda, where you can relax, catch the coastal breeze while entertaining and enjoy glimpses of the Gold Coast skyline and views towards Robina and Cbus Super Stadium.

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FOR SALE
Please Call

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LJ Hooker

Adding another layer of appeal is the beautiful sunroom - the perfect spot for your morning coffee, a quiet read or simply soaking up the natural light and enjoying the outlook.

SPACE, ENTERTAINMENT AND FUTURE POSSIBILITIES

The lower level offers an additional bedroom or home office, a bathroom and laundry combination, and a spacious entertainment area complete with a pool table and small bar. With internal access to the oversized double lock-up garage, this is a versatile space with plenty of room for teenagers, extended family, hobbies or entertaining friends.

For buyers with an eye for opportunity, there is also scope to explore further improvements and the potential for a more independent/dual living arrangement, subject to renovations and the relevant approvals.

SPACE TO ENTERTAIN, ROOM TO MOVE

Step outside and discover one of the property's biggest drawcards: an impressive 934m² block backing directly onto 'MayJohn Reserve'. With no side or rear neighbours, the setting offers a welcome sense of space and privacy, with a leafy outlook beyond your backyard.

There is plenty of room to consider adding a swimming pool, space to accommodate a caravan and scope to make the grounds your own. Side and rear access adjoining the reserve adds further flexibility, while the large covered entertaining area provides a great setting for family gatherings, weekend barbecues and relaxed outdoor living.

Practical features include a double carport off the double lock up garage and workshop area ,sheds at the rear and room to let your imagination come up with ways to maximise the space at your finger tips.
Properties offering this combination of land size, elevated views, reserve backing and flexible living space are few and far between. Whether you're searching for a family home with room to grow, space to accommodate changing family needs or a property where you can unlock further value over time, this home offers plenty of possibilities.

Close to the highly sought 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. This home offers the perfect blend of lifestyle, space, and practicality.

The foundations are here, the space is here, and the opportunity is yours to explore.

Come and see the potential for yourself!

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

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MORE DETAILS

Property ID	5JDAF41
Property Type	House
House Size	111 m2
Land Area	934 m2
Including	Study
	Outdoor Entertaining
	Built-in-Robes

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Internal: 257m | External: 117m | Total: 374m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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