



## Carrara, 98 Plateau Crescent

Vacant, Character Filled, Prime Location!!

Nestled in a highly sought Carrara location opposite Emerald Lakes Golf Course is this elevated, split level, character filled home. Perfect for those wanting something a little different with genuine polished timber flooring, soaring cathedral ceilings, a cosy combustion fireplace and extensive covered entertaining decks that seamlessly integrate with spacious open plan living. Ideal for hosting gatherings or relaxing with loved ones.

Discover the epitome of charm and sophistication in this meticulously crafted split-level home with a seamless blend of modern comfort and timeless character. Providing a clever floor plan featuring:

- \* 3 large bedrooms all with built-ins, air-conditioning and fans
- \* Spacious modern kitchen complete with stone bench tops, soft close drawers, an integrated dishwasher, ceramic cooktop and stainless appliances including built-in microwave



**For Sale**  
Submit Offers by 26th of March 10am.

**View**  
[ljhooker.com.au/5FK5F41](http://ljhooker.com.au/5FK5F41)

**Contact**  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

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- \* Open plan split level living areas with separate dining complementing the kitchen
- \* Extensive covered outdoor entertaining decks complete with timber breakfast benches, all flowing from the internal living
- \* Modernised bathroom
- \* Separate laundry and powder room
- \* Cosy slow combustion fireplace
- \* Polished timber floors throughout
- \* Soaring cathedral ceilings
- \* Air-conditioning plus ceiling fans
- \* Solar power system to minimise those electricity bills
- \* For the audio or music buffs, one of the bedrooms incorporates a soundproof booth
- \* Double lock up garage plus additional off-street parking and side access for a boat, van or trailer
- \* 718m2 fully fenced block offering panoramic views from the back yard area
- \* Vacant and ready to go with furniture a possible extra if required

This property provides unparalleled access to the best of the Gold Coast lifestyle. Situated mere minutes from People First Stadium (formerly Metricon), the home of the Gold Coast Suns AFL team and only a stroll to Emerald Lakes Golf Club.

Also very close to Emmanuel College, public transport, the Emerald Lakes precinct with waterways and kilometres of walking and bike paths. A short drive will provide access to a major rail and bus transport hub, Robina Town Centre, Pacific Fair and the picturesque hinterland area. The best of Gold Coast beaches are only 15-20 minutes away.

Seize the chance to elevate your lifestyle in this exquisite Carrara residence...Make sure you get to one of the open homes!!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## More About this Property

**Property ID** 5FK5F41

**Property Type** House

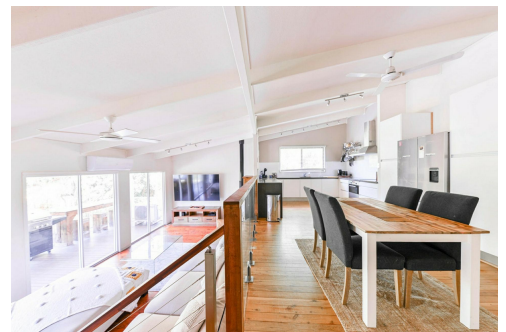
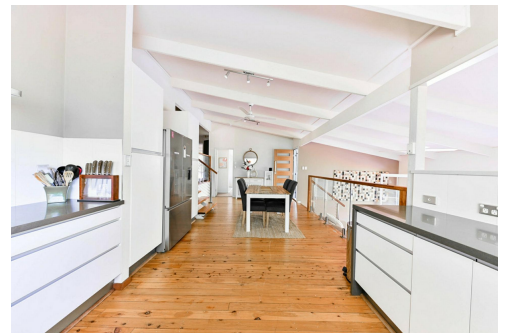
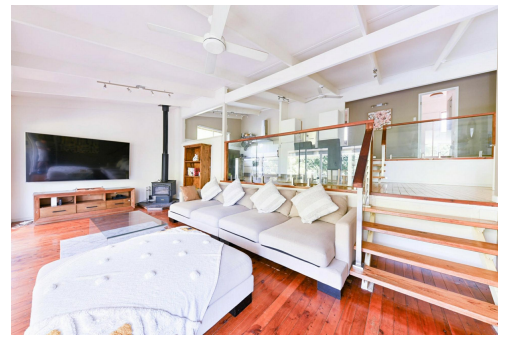
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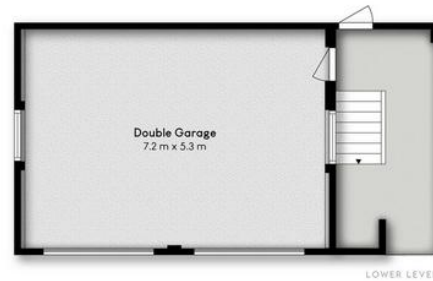
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**98 PLATEAU CRESCENT, CARRARA**

3 1 2

Internal: 155m<sup>2</sup> | External: 93m<sup>2</sup> | Total: 248m<sup>2</sup>

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.

