

2/3031 The Boulevard, Carrara, Qld 4211

Townhouse For Sale

Sunday, 13 August 2023

2/3031 The Boulevard, Carrara, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 137 m2

Type: Townhouse



Tamison McFarlane

Offers over \$900,000

With a touch of European inspiration that is the charm of Emerald Lakes, we welcome you to 2/3031 The Boulevard. This immaculate 3 bedroom townhouse offers a stunning home and lifestyle. Currently tenanted, we invite all investors and home owners alike to inspect and be delighted with all that this property presents in its inclusions, presentation and position. As you enter this well appointed town home, the open plan layout creates an effortless flow throughout the home and high ceilings bring a feeling of expansiveness. A beautiful natural light filters in and instils a homely feel and ambience. The living area provides an inviting space to relax or entertain. The intimate kitchen offers a functional layout with Miele appliances and quality fixtures and fittings throughout the home. Over the breakfast bar and with living room access, you look out to a private, leafy courtyard that offers a lovely place for a quiet coffee or catch up with friends. This area also has exclusive entry from the street to greet your guests. Upstairs you will step into a cosy family area that feeds out to 3 well appointed and generous bedrooms, all with their own air conditioner. The master bedroom is quite the sanctuary presenting its walk in robe, spacious ensuite equipped with a bath, perfect for relaxing at the end of the day, and its own private balcony offering a place to sit quietly, reflect, read or whatever it is you desire to do when taking time for you, in your own quiet space. Downstairs:- Private Entry- Open plan layout kitchen/living/dining- Miele kitchen appliances- Powder Room- Storage under stairs- Double lock up, remote operated garage with internal access- Laundry in garage- Courtyard access Upstairs:- Air conditioned master bedroom with ensuite, walk in robe and private balcony- 2 additional generous bedrooms with air conditioners and built in wardrobes- Family room with storage cupboard- Bathroom with shower over bath- Separate powder room Outside: Undercover entertainment area in private courtyard with street access Immerse yourself into the family friendly Emerald Lakes community. Enjoy serene lake walks, relax in the parkland and let your children explore the playground, or tempt the palate and enjoy the tastes of a variety of cuisine from local restaurants and cafes. For the golf enthusiast, Emerald Lakes is home to an 18-hole golf course which can be accessed via an under-road tunnel, linking the estate to the course. Emerald Lakes is a thriving little community offering many professional services, amenities and borders some of the Gold Coast's best schools and major sporting event stadium. This sought after suburb is only a short distance to the Pacific Highway and approx 15 minute drive to the heart of Broadbeach where you can further experience all the best the Gold Coast has to offer with its sandy beaches, iconic shopping centres, nightlife and multitude of restaurants and cafes. Property Information: The Hillside Residences CTS 50599 Lot 7502 Rates: 01/01/2024 - 30/06/2024 \$1207.23 Water Rates (sewerage and water access charges only): 01/01/2024 - 31/03/2024 \$247.03 Body Corporate Levies (Including Admin fund, sinking fund and insurance fund): 01/06/2024 - 30/09/2024 = \$1883.86 Water Consumption (charged separately by BC): 12/02/2024 - 20/05/2024 Usage - \$258.80 / Service fee - \$8.80 Sinking fund balance as per BCDS as at 30/09/2023: \$335,580.66 New property build handover date: 2016 Number of lots in complex: 74 Pets friendly complex Tenancy Details: Long term tenants in place since 22/12/2017 Current fixed term lease: 18/07/2023 - 22/07/2024 Rent: \$720 per week Rental Appraisal: \$850 per week Tenants charged for water usage in tenancy DISCLAIMER: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective tenants should make their own enquiries to verify the information contained in this advertisement.