

29/3031 The Boulevard, Carrara, Qld 4211



Sold Unit

Friday, 1 March 2024

29/3031 The Boulevard, Carrara, Qld 4211

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Matt Hughes
0755922706



James Manoussakis
0755922706

\$712,000

Nestled in the heart of Carrara's charming Emerald Lakes community, we welcome you to explore the allure of 29/3031 The Boulevard - your dream abode. This stunning two-bedroom, two-bathroom townhouse seamlessly marries contemporary living with the wonders of nature. Offering mesmerizing vistas of the Hinterland Mountains, this residence is tailor-made for first-time homebuyers, those seeking to downsize, or astute investors. Features of this enchanting townhouse include: An open-plan living space that effortlessly flows onto a spacious balcony, providing a platform to soak in the breathtaking views. A modern kitchen adorned with 20mm stone benches. Air conditioning in living and master for your comfort. The main bedroom features an ensuite and a walk-in robe. A double lock-up garage for your convenience. A superb location within the charming Emerald Lakes Village. A low-maintenance lifestyle that lets you savor life to the fullest. Low maintenance lifestyle. Just one neighbouring wall, ensuring a sense of privacy. Easterly-facing windows offer delightful morning sunshine. Current tenancy in place until 9th of September 2024 @ \$685 per week. Outgoings: Council rates: Approximately \$917 approx half year. Water rates: Approximately \$225 approx per quarter. Body Corporate: Approximately \$82 per week. With just a quick and easy stroll to cafes, restaurants, a supermarket, and a medical centre, don't let this opportunity slip through your fingers. This exceptional townhouse, with its captivating mountain views, is a gateway to the extraordinary lifestyle that Emerald Lakes has to offer. Act now and seize the chance to make it your own. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.