

**3023/3029 The Boulevarde, Carrara, Qld 4211**

 Coastal

**Sold Apartment**

Thursday, 17 August 2023

3023/3029 The Boulevarde, Carrara, Qld 4211

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Apartment**

**\$525,000**

WELCOME TO 3023/3029 THE BOULEVARDE, "BELLA VUE" BUILDING, EMERALD LAKES, CARRARA This desirable and spacious one-bedroom apartment is sitting on the ground floor in the sought after "BELLA VUE" building located within the French Quarter of the centrally located, Emerald Lakes, synergising the best of the Gold Coast lifestyle with a stunning international ambience.- Hop in the lift and stroll to cafes, shops and restaurants easily - Easy to move in - street entry (no lift required).- Pet friendly (Even friendlier with your own ground floor terrace)As you step into the tiled entryway your eye is drawn to the easy living open plan areas leading to the large alfresco outdoor area and private courtyard adjoining the pool area, with easy public access to the pool area.The large master bedroom features a walk-through ensuite bathroom including a large shower, double vanities and separate toilet. Opposite the bathroom there is a corridor leading to a full-size laundry. Within the laundry is a storage cupboard which is a real bonus in any apartment. The alfresco area is fully sheltered and yet airy courtesy of the aluminium plantation shutters; when opened they allow fully and double the space to the private outdoor courtyard which is ideal in any weather.Features: - One large bedroom with sliding doors- Walk-through ensuite bathroom- Open plan living and dining kitchen with stainless Miele appliances- Large refrigerator cavity with plumbing capabilities - Separate internal laundry with storage cupboard- Carpet to main living (cozy in winter)- One car space within secured area, entry via fob- Basement storage secured cage adjacent to car space- 9 foot (2.7m) high ceilings- Ducted air-conditioning- Ceiling fans throughout- Large ground floor courtyard with plantation shutters ideal for pets to roam- Internal security intercom system- Minutes to Pacific fair, Robina Town Centre, Broadbeach, Brisbane Airport train service and M1 Motorway- Great facilities including; common room, gymnasium, resort lap pool and barbecue entertaining terrace- Totally secure and privacy assured.- Body corporate approx. \$113.61 pwk- Projected rental of \$580 to \$610 per weekSet in the charming "European Village" at Emerald Lakes, you have the convenience of cafes, restaurants, a grocery store, medical, pharmacy, dental and legal services and much more just downstairs. Enjoy the Thursday afternoon markets to purchase your fresh produce whilst listening to the musicians and soaking up the charm of the village atmosphere. Join one of the local coffee groups to meet other residents. A wonderful lifestyle awaits here with so much on offer for the residents. Full use of the swimming pool and barbecue, the gorgeous bike and walking tracks around the lake to the amenities within the village, one could not ask for more. Visitors come from around the Gold Coast to enjoy the many walking tracks around the lakes, and photographers love doing fashion shoots with our French and Italian styled buildings - but you could enjoy all of this on your doorstep. So come and see for yourself how comfortable and stylish apartment living can be.Carrara:Carrara is located between Nerang and Broadbeach Waters, south of the Nerang River.Carrara is a long established area of the central Gold Coast with much historical significance. While many of the homes in Carrara are not waterfront, it is also the home of multi-million dollar acreage and riverfront lifestyle of Maryland Avenue, Lakeview Drive, Nerang Broadbeach Road and Riverbend Avenue. Garden Grove consists mainly of north facing riverfront blocks in excess of 1200 sqm. Just a few minutes to the well known Carrara markets and the Carrara stadium with the billion dollar Emerald Lakes development providing residents with 11 kms of pleasant walking tracks around a 37 hectare waterway and parkland. It is a very central location with the Pacific Highway accessed easily via the Nerang North exit and to Broadbeach with the shops, beach, casino, restaurants, cafes, clubs and bars only a 7 to 10 minute drive.Carrara lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 20 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity.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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries 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.