

# 3038/3029 The Boulevard, Carrara, Qld 4211

## Sold Apartment

Friday, 18 August 2023

3038/3029 The Boulevard, Carrara, Qld 4211

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 130 m2

Type: Apartment

**\$890,000**

Prime European living in the heart of Emerald Lakes is just the beginning for this 'Bella Vue Beauty'. This large 2 bedroom, 2 bathroom, 2 car apartment boasts a uniquely oversized layout, large open-plan living spaces, a fully enclosed balcony room and a prime corner position. Ease of living, comfort, convenience, luxury and privacy are all on offer in this immaculate 3rd floor property. Seamlessly juxtaposing European charm and timeless contemporary design, the apartment boasts a large, beautiful open plan kitchen with a sizeable island immediately adjacent to the stunning dining and living rooms. The living area flows out to the charming, enclosed balcony which truly is another bonus room in itself - featuring drywall, plantation shutters and tiling. A well-designed layout, coupled with plenty of large windows enables kitchen, dining and living to flow together whilst ensuring plenty of natural light with gorgeous scenery a constant feature. The highest quality fixtures and finishes have been installed, including stone benchtops, modern appliances and split system ducted air-conditioning. The luxurious main bedroom, complete with large walk-in-wardrobe and ensuite with bath, offers plenty of natural light afforded by the property's unique corner position. Storage is in abundance, with the apartment boasting an enormous laundry and plenty of added cupboards. The property also features access to lifts, a community room, gymnasium and pool and a rare 2-car tandem parking spot in the gated parking garage. Perfectly situated in the centre of the exclusive French Quarter in Emerald Lakes, minutes from the M1 and only a 10-minute drive to Broadbeach, Pacific Fair, Robina Town Centre, elite schools and the beach. The cafes, restaurants, atmosphere and facilities of this truly unique village is at your doorstep. Additional features include:

- Stylish kitchen with stone benchtops, large island, double sink and quality stainless steel appliances including gas stove
- Unique, sought-after corner position on the elevated 3rd floor of Bella Vue, providing plenty of natural light and airflow
- Generous open plan living and dining areas that seamlessly transition to the external areas
- Large fully enclosed balcony/bonus room complete with plantation shutters, dry wall, tiling and ceiling fan
- Large master bedroom with designer ensuite and bath and walk-in-wardrobe
- Generous second bedroom with beautiful windows and ample wardrobes
- Split system, ducted air-conditioning and stainless steel ceiling fans in each room
- Large, well-appointed guest bathroom
- Plenty of well-designed storage spaces and high ceilings throughout
- Huge laundry with ample storage and large storage cupboard
- 2 car tandem spaces located in the fully secure underground carpark
- Access to the building's facilities, lap pool, barbeques, community room and gymnasium
- Located in a rare lakefront community surrounded by 37 hectares of pristine lakes, 13 kilometres of walking/bike tracks and an 18 Hole Golf Course and Club
- Onsite security and an array of internationally inspired cafes and restaurants alongside playground, shopping, school and medical facilities
- Minutes from the M1 Motorway and only a 10-minute drive to Broadbeach, Pacific Fair, Robina Town Centre, elite schools and the beach

Contact Jason and Barbara Ward on 0424 731 063 today to organise a viewing. Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here. This message is intended only for the use of the individual or entity named above and may contain confidential and privileged information. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original message. Whilst every effort has been made to ensure this communication is free of any virus or defect, it is your responsibility to establish this. We recommend you use virus scanners before dealing with this email or any attachments. We accept no responsibility or liability for damage caused by this email or any attachment to it.