

**35/3031 The Boulevard, Carrara, Qld 4211**



**Sold Townhouse**

Friday, 10 November 2023

35/3031 The Boulevard, Carrara, Qld 4211

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Matt Hughes  
0755922706



James Manoussakis  
0755922706

**\$721,000**

Nestled in the heart of Carrara's charming Emerald Lakes community, we welcome you to explore the allure of 35/3031 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. As an end townhouse, it shares only one wall, and it boasts its very own private courtyard with a delightful garden. 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 all rooms for your comfort.
- A convenient study nook.
- The main bedroom features an ensuite and a walk-in robe.
- Brand new carpets that exude freshness.
- A cosy courtyard perfect for relaxation.
- A 6.6 kW solar system with 18 panels, contributing to sustainability.
- 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.
- Just one neighbouring wall, ensuring a sense of privacy.
- Easterly-facing windows offer delightful views of the Broadbeach skyline.

Frequently asked questions:

- Body Corp - \$62 per week approx.
- Council Rates - \$1,835.90 per annum approx.
- Water Rates - \$900 per annum approx.

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.