

**4003/3027 The Boulevard, Carrara, Qld 4211**



**Sold Apartment**

Tuesday, 5 September 2023

4003/3027 The Boulevard, Carrara, Qld 4211

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$520,000**

Stylish 'Near New' Ground Floor Apartment w/ Private Courtyard & Ground Floor Access - Superb Location in Sought After Precinct This is a rare opportunity to acquire a near-as-new opulent, one bedroom unit in an almost impossible-to-beat location with private ground floor access. Positioned within the highly desired Emerald Lakes precinct, this immaculate ground floor one bedroom apartment offers centrality, optionality, security, and a very functional lifestyle where the essentials of life are literally within walking distance. Whilst located on the ground floor of an elevated building complex, you have views of the Gold Coast skyline atop of a private, extremely well-manicured communal garden and over the head of the famous statute of David. This area of Emerald Lakes is quiet and private, and you will surely enjoy it from your covered courtyard which is fully secured behind white plantation concertina doors. Offering the very unique opportunity to enter your own apartment by private access rather than only through the main front doors of the unit building this was hugely appealing to my seller at the time he purchased. The covered private courtyard is effectively another room and ideal as the eating/dining area with BBQ overtones. Additionally, you have an extra uncovered tiled courtyard right to this. Let's stay with the location thematic, because whilst you have a secure parking space within a lock up garage, the facilities at your doorstep are impressive. Think cafes, restaurants, Foodland grocery store, fitness centre, bike paths 13k's of walking track and a championship golf course. Within a 5-minute drive and you have everything you desire. Indeed, in 5 minutes you can be on the back highway or at the train station at Nerang and on your way to the International Airport and thence the world! This is a classic 'lock up and leave' unit, because everything is done around you – and done well, I might add. Let's now preview your sophisticated, near-new unit. I say 'near-new' because my vendor acquired this as his long-term home and then went to work to give it a makeover. It's move in perfect in every way. When you come to inspect at my open homes, be aware of the 'little things' like the new LED lights, then balance it all up against the freshness of the neutral tones and the functionality of the layout; the size, and practicality of which I believe will surprise you. Check my attached site plan to see what I mean here. I will expand on the features in a minute, but if I had to put the features into one sentence it would be this: One large bedroom with ensuite, a practical kitchen of good size, a large living area, two internal eating/dining/entertaining areas and an external courtyard. Truly, this is one to definitely inspect and I urge you to study the photos attached to get a better understanding of the great value on offer here. Dare I say it, this is your chance to live the dream and do so in style! Features include: • Tiled Living/dining/kitchen + fan + AC • Attractive & functional stone benchtop kitchen with breakfast bar feature • Large pantry + excellent bench cupboard and drawer space • 4 burner gas-stove, oven under + Blanco dishwasher • Room for a double door refrigerator • Separate large laundry off kitchen + space for storage • Large, carpeted bedroom + fan + mirror-built ins • Main Bathroom – floor to ceiling tiles + dual sinks + glass shower • Separate WC • Superb, tiled & covered courtyard made private by plantation concertina doors • Additional tiled uncovered courtyard • Secure parking space within lock-up garage • Repainted throughout 8 months ago • LED lights throughout • Intercom and onsite security personnel • Equip in place for back to base security Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.