

**43/42 Murev Way, Carrara, Qld 4211**

**Townhouse For Sale**

Wednesday, 17 April 2024

43/42 Murev Way, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Chris Pittaway  
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## Submit Offers by 24th April 10am

An ideal two-storey townhouse with great potential to add value...a perfect addition to any investment portfolio or a great opportunity for first home buyers to enter the property market. In a highly sought location in the heart of Carrara, the security gated "Nautilus" complex, provides direct pedestrian access to all the local cafes, shops, restaurants, amenities and public transport...literally park the car, save your money and walk. The complex also offers a pool, perfect for cooling off on those hot summer days. A well designed townhouse with open plan living internal access from the lock-up garage and a fully enclosed private court yard. Perfect for those that want to update and reap the rewards or for the astute investor adding to the portfolio...tenants paying \$550/wk until May then rent potential of approx \$600-\$630 per week. A great opportunity, featuring: \* 3 bedrooms upstairs, all with built-ins & fans and air conditioning is master bedroom \* Main bathroom plus separate toilets upstairs and down \* Open plan living opening to a fully enclosed courtyard \* Separate laundry \* Single lock up garage with internal access \* Body corporate fee of \$91 per week \* Currently tenanted until May 2024 at \$550/wk but potential rent of \$600-\$630 per week Ideal Carrara location close to shops, cafes, schools, the M1, public transport and all amenities and only a short drive to People First Stadium, resort golf courses and a major rail and bus transport hub. A 15-minute drive will have you at the best of the Gold Coast beaches and major major shopping hubs like Pacific Fair and Robina Town Centre. Inspect this before it goes...see you at the open homes!! Please note that virtual furniture has been used in these photos and it will look different when inspecting the property. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.